



GOODNOW REAL ESTATE SERVICES

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10 INDUSTRIAL WAY SALEM NH FOR LEASE

INDUSTRIAL WAREHOUSE



The space is **6,933 SF** and is available April 1st, 2026

ACCESS: Exit 2, Interstate 93 is 1 mile away (approx.)

DOOR SIZE: One (1) 10' wide x 12' high drive-in door, One (1) 8'x 8' dock door

CLR HEIGHT: 16' approx. **ELECTRICAL:** 200A 120/208V three phase

HEAT: Natural gas, suspended Modine type heaters

PARKING: 6 spaces

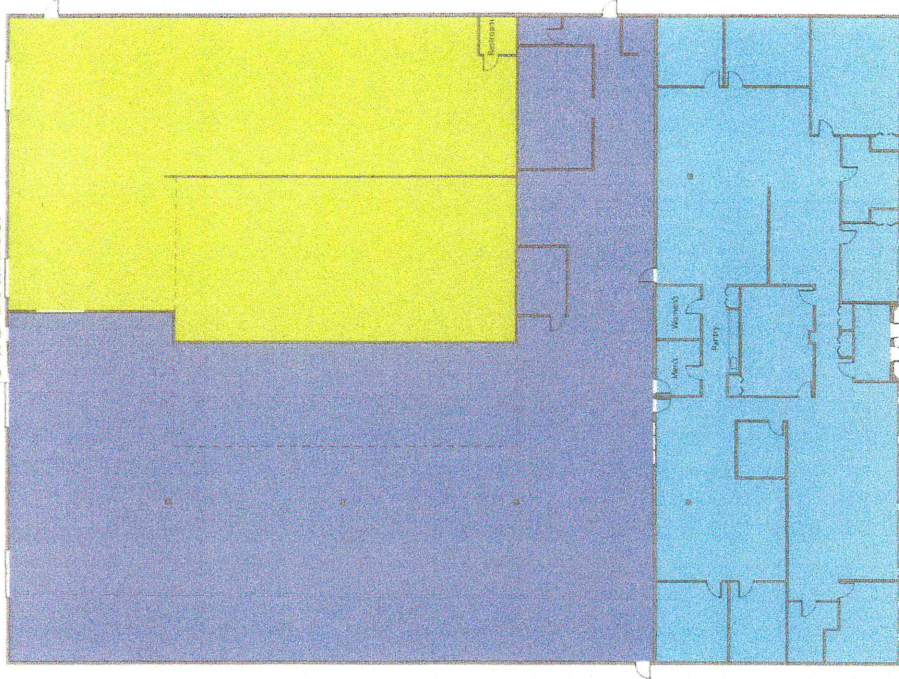
PRICE: \$11.00 SF NNN, OPEX is est. to be \$2.72 SF in 2026 (RE Tax: \$1.25 SF, CAM: \$1.00 SF, Ins. .47 SF). In addition, Tenant is responsible for: Separately metered electric and gas, tel data, a dumpster (if they so choose), 27.72% of sewer and water usage (est. to be approx. \$300/yr), maintenance of suspended heaters.

COMMENTS: The Landlord will not consider uses involving the repair of internal combustion engines.

This information is provided herein without warranty or representation of any kind what so ever. The information provided is subject to errors, omissions, change of price or terms, withdrawal without notice and any other conditions imposed by the property owner. All interested parties shall be solely responsible for investigating the property to their sole satisfaction.

10 Industrial Way

8' x 8' Dock Door 10' x 12' Drive in Door



- Hussmann Office Space 6,872 sq. ft.
- Hussmann Warehouse 11,200 sq. ft.
- Warehouse 6,933 sq. ft.

LEASE PREMISES

Floor Plan
August 24, 2017

MAUGEL ARCHITECTS