

For Lease

**Office/Warehouse
92 Londonderry Turnpike
Manchester, NH 03104**



Space Available:	Building 1: 11,243 SF Building 1: 2,250 SF (Mezzanine) Building 2: 4,302 SF Building 3: 1,560 SF Building 4: 624 SF
Type / Use:	Office/Warehouse/Lt Assembly
Zoning:	B-2
Parking:	30 +/- Spaces
Lease Rate:	Building 1: \$11.00 PSF NNN Building 1: \$ 3.00 PSF NNN (Mezzanine) Building 2: \$10.00 PSF NNN Building 3: \$ 5.00 PSF NNN Building 4: \$ 5.00 PSF NNN
Comments:	Great location for Office/Service Retail/Light Industrial use. 1/10 mile to Route 101 east/west. Large lot can accommodate needed storage or yard space.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

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Building Data:

Space Available:	Building 1: 11,243 SF Building 1: 2,250 SF (Mezzanine) Building 2: 4,302 SF Building 3: 1,560 SF Building 4: 624 SF
Type / Use:	Office/Warehouse
Construction Type:	Concrete/Cinderblock
Construction Year:	1963, 1985 & 2016 Updated
Ceiling Height:	13' up to 20'
Windows:	Insulated
Walls:	Drywall/Sheetrock
Flooring:	Concrete/Carpet
Roof:	Gable/Hip Metal/Tin
Special Features:	Show room with mezzanine
Overhead doors:	(7) / (2) 8 x 10 / (5) 8 x 8

Site Data:

Signage:	On Building
Frontage:	Londonderry Turnpike
Parking:	30 +/- spaces
Zoning:	B-2
Map & Lot:	0870/0020
Book & Page:	6020/1843

Utilities:

Water:	Municipal
Sewer:	Private
Power:	120/208v 600 amp 3 phase
Lights:	Fluorescent
Heating:	Oil / FHA / Propane
Alarms:	Yes
Sprinklers:	No
Communications:	Comcast

Lease Information:

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Taxes, CAM & Ins:	Estimated to be \$3.00 PSF



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