

35 PINE STREET, MANCHESTER, NH FOR LEASE



- 32,800 SF Warehouse / Retail / Office Space
- RDV Zoning Allows Generous Uses
- Easy Access to Major Trucking Arteries & Airport
- Located Just off S. Willow Street
- High Visibility Signage
- Ample Paved Parking
- Public Water and Sewer

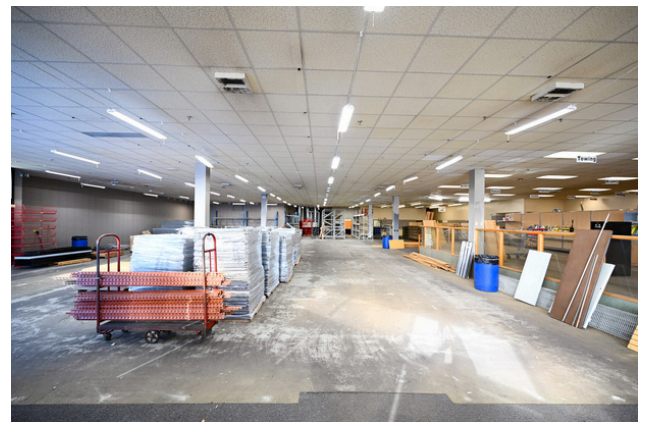
- \$10 PSF - NNN-Rent Escalation Negotiable
- 20' Ceiling Clearance and 14' Ceiling Clearance
- 6,000 PSI Floors
- 5 Loading Docks - 1 Floating and 4 Cross Docks
- Offices, Training Rooms, Meeting Rooms/Kitchen
- 6 Bathrooms (2 Equipped with Double Showers)
- Heavy Electric: 800A / 208 V / 3 Phase

Doug Martin
(c) 603.770.5199 (O) 603.836.2700
dougmartin@kw.com
www.commercial.paulamartingroup.com
50 Nashua Rd. Ste. 111
Londonderry, NH 03053

Ken Tassej
(c) 978.886.0421 (O) 603.836.2700
kentassey@kw.com
https://kentassey.kw.com
168 S. River Rd
Bedford, NH 03110



35 PINE STREET, MANCHESTER, NH FOR LEASE



This versatile 32,800 square foot warehouse/retail is located in a prime location for any business seeking both warehouse/retail and office space. The building is a combination of two sections of various sizes: one offering 20' ceiling clearance, and the other with 14' clearance, providing flexibility for various uses. The facility additionally offers offices, training rooms, meeting rooms/kitchen, and 6 bathrooms (2 equipped with double showers).

This prime site is zoned RDV and enjoys generous uses. Situated on 2.38 acres, this property benefits from a strategic location with easy access to major trucking arteries and airport, ensuring seamless logistics. The building has 6,000 psi floors, 5 loading docks including one floating and four cross docks.

Located just off S. Willow Street with ample paved parking and high visibility signage.

Doug Martin
(c) 603.770.5199 (o) 603.836.2700
dougmartin@kw.com
www.commercial.paulamartingroup.com
50 Nashua Rd. Ste. 111
Londonderry, NH 03053



Ken Tassey
(c) 978.886.0421 (o) 603.836.2700
kentassey@kw.com
https://kentassey.kw.com
168 S. River Rd
Bedford, NH 03110



35 PINE STREET, MANCHESTER, NH FOR LEASE



Space Available:	16,000-32,800 SF
Lease Type:	NNN
Lease Rate:	\$10 psf
Expenses:	\$3.25 psf
Offices:	4
Restrooms:	6
Grade Level Doors:	4
Add In Dimensions?	??
Cross Docks:	1
Power:	800A / 208V / 3 Phase
Water:	Public
Sewer:	Public
Sprinklers:	Yes
Heating:	Gas
AC:	Yes
Alarms:	Yes

Doug Martin
(c) 603.770.5199 (o) 603.836.2700
dougmartin@kw.com
www.commercial.paulamartingroup.com
50 Nashua Rd. Ste. 111
Londonderry, NH 03053



Ken Tassey
(c) 978.886.0421 (o) 603.836.2700
kentassey@kw.com
https://kentassey.kw.com
168 S. River Rd
Bedford, NH 03110

