

# 245 ROCHESTER HILL RD ROCHESTER, NH

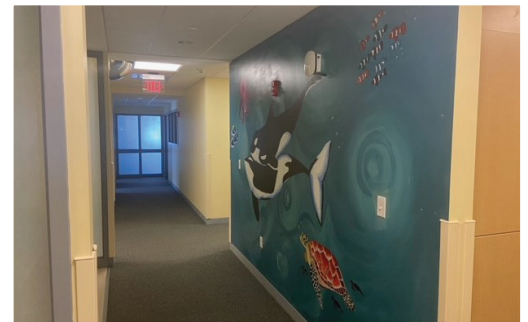


## EXCEPTIONAL LEASING OPPORTUNITY


Former Pediatric Hospital ready to receive your new or expanding business. State of the Art HVAC system with 100% backup generator power. Move in ready condition. Triple Net lease terms.

Additional Information: This property is on leased land. Opportunity exists for purchase once land issue is resolved.

- First Class Medical Facility
- Year Built 2013
- +/- 7,646 Square Feet
- Commercial Zoning
- 1 Floor
- ADA Compliant
- 100% backup Generator
- Municipal Utilities
- Plenty of onsite parking



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