



For Lease

# Freestanding Office/Flex Building

**Dan Scanlon, JD, CCIM**

Senior Associate  
+1 603 860 1806  
dan.scanlon@colliers.com



175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliersnh.com

## 119 Emerson Road Milford, NH

### Property Highlights

- Building 1 of a well-maintained 3-building campus strategically located at the intersection of Routes 101 and 13 in Milford
- Freestanding 5,900± SF office/flex building with flexible zoning allows for retail, office, day care, R&D, light manufacturing, distribution, among other uses
- Features a roll-up garage door into warehouse/shipping area, ample parking, and a large side yard that could be fenced in depending on use
- Building consists of a reception area, conference room, office, large open cube area, game room, lunchroom/meeting room, warehouse/shipping area, and 4 bathrooms
- Owner occupies other buildings on-site

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

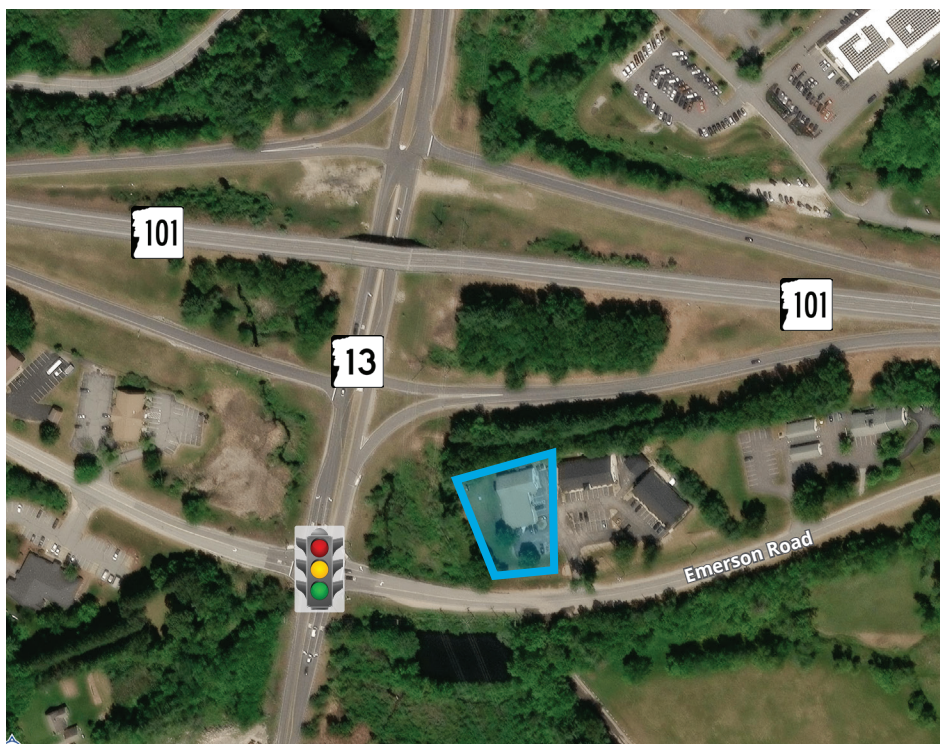
# For Lease

## Specifications

Address:	119 Emerson Road
Location:	Milford, NH 03055
Building Type:	Office/flex
Year Built:	1999
Total Building SF:	5,900±
Available SF:	5,900±
Acreage:	2.22±
Floors:	1
Utilities:	Private water & septic Propane gas
Zoning:	ICI
Parking:	16 spaces
Roll-Up Garage Door:	1
Road Frontage:	500' on Emerson Road
2023 Taxes:	\$30,197.76
Lease Rate:	\$15.00 modified gross



## Aerial Map



### Contact us:

#### Dan Scanlon, JD, CCIM

Senior Associate  
+1 603 860 1806  
dan.scanlon@colliers.com



175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliersnh.com

# Floor Plan

