



For Sale

# Versatile Industrial Building

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## 231 Woodland Avenue Manchester, NH

### Property Highlights

- 6,160± SF industrial building situated on 0.54± acres available for sale in Manchester, NH
- Most recently utilized as a warehouse, building consists of newly renovated office space with a kitchenette and break room in the front and warehouse space in the rear
- Property features an 8' x 10' loading dock, 10' clear height, and a 22' x 36' x 20' Rock Solid Shelter
- Conveniently located just 3 minutes from I-93 and nearby downtown Manchester

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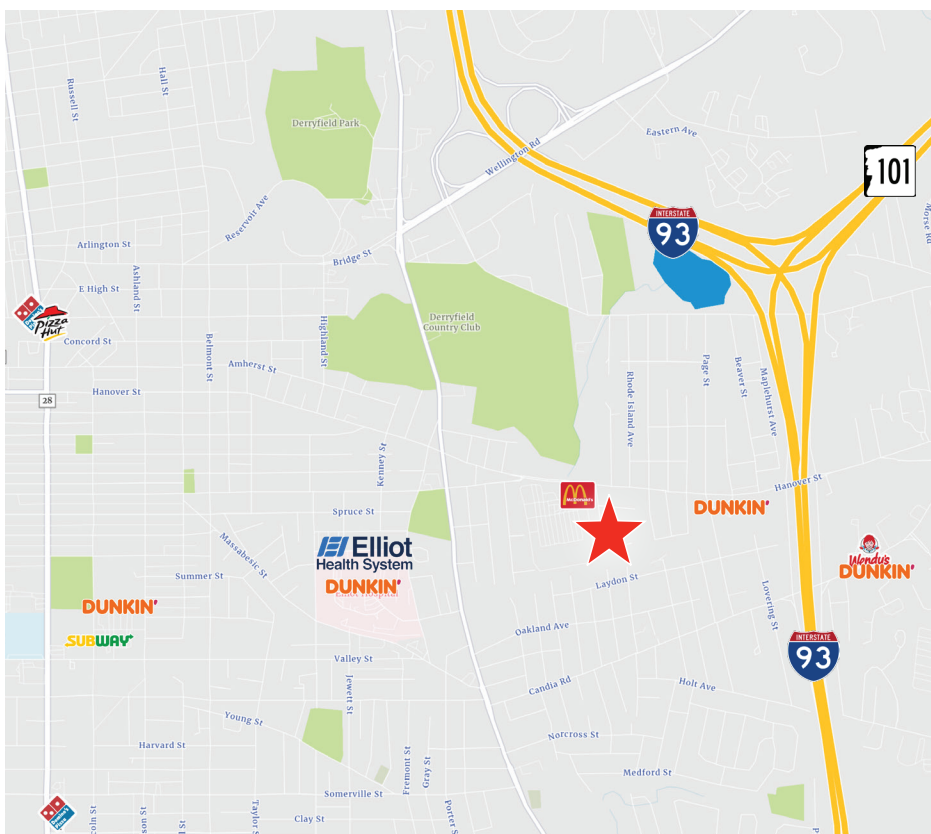
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## Specifications

Address:	231 Woodland Avenue
Location:	Manchester, NH 03109
Building Type:	Industrial
Year Built:	1960
Total Building SF:	6,160±
Acreage:	0.54±
Floors:	1
Utilities:	Municipal water & sewer Natural gas
Zoning:	R1-B
Clear Height:	10'±
Loading Dock:	1
Power:	200A; 240V; 3 phase
2024 Taxes:	\$7,833.96
List Price:	\$699,000



## Locator Map



### Contact us:

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# Floor Plan

