

# FOR LEASE | FLEX/HIGH-BAY WAREHOUSE

165 LEDGE STREET | NASHUA NH 03060



## PROPERTY OVERVIEW

The Boulos Company is pleased to present 165 Ledge Street in Nashua, NH. This  $\pm 107,400$  SF well-maintained flex building situated on seven acres of land in the NH/ MA Route 3 corridor. Renovated in 2020, the property has become one of Greater Nashua's finest industrial/flex facilities. The building is fully air-conditioned.

Available for lease is  $21,475 \pm$  SF of high-bay warehouse space on the upper level that includes (1) dock and 24' clear height. The lower level has  $8,264 \pm$  SF with 12' clear height.

With convenient access in all directions, 165 Ledge Street is an ideal location for employees who live in New Hampshire and northern Massachusetts. The property is less than a mile from Exit 5A off the F.E. Everett Turnpike (Route 3), approximately five miles from the Massachusetts border and less than 15 minutes to Interstate 495.

## HIGHLIGHTS

- Available space
  - Upper level:  $21,475 \pm$  SF • 24' clear
  - Lower level:  $8,264 \pm$  SF • 12' clear
- 100% air-conditioned
- Ample loading
- Quick & easy highway access
- Minutes to the MA border
- Lease Rate
  - \$9.50/SF NNN (upper level)
  - \$7.50/SF NNN (lower level)

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## PROPERTY SUMMARY

**AVAILABLE SPACE** 21,475± SF (upper level)  
8,264± SF (lower Level)

**BUILDING SIZE** 107,400± SF

**LOT SIZE** 7± acres

**YEAR BUILT** 1983, renovated in 2020

**ZONING** Industrial Park

**ROOF** Metal seam

**UTILITIES** Municipal water/sewer,  
natural gas and electric

**SPRINKLER** Wet system

**POWER** 277/480V, 3ph;  
two 2000A main panels

**HVAC** Fully air-conditioned,  
gas heat, electric cooling

**PARKING** 195± spaces

**DOCK DOORS** Four docks, two with levelers

**CEILING HEIGHT** 24' (upper level)  
12' (lower level)

**COLUMN SPACING** 30' x 30'

**CAM & TAXES** \$3.30/SF

**LEASE RATE** \$9.50/SF NNN (upper level)  
\$7.50/SF NNN (lower level)

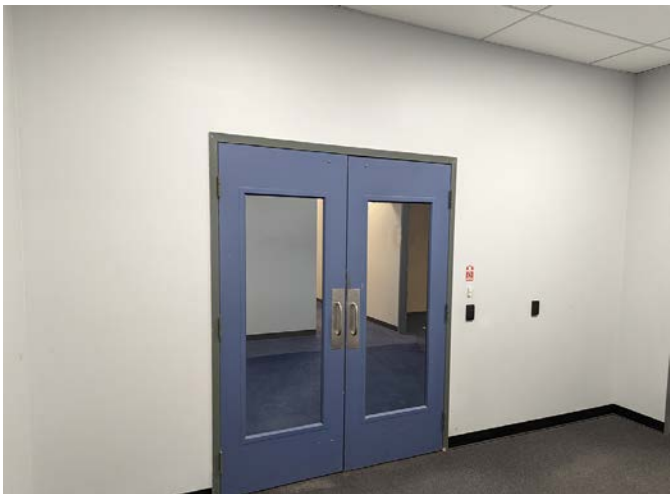
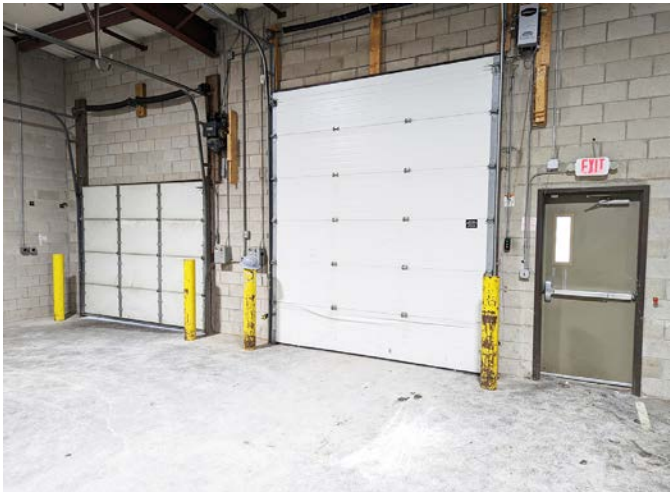


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## BUILDING PHOTOS



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## LOCATION DESCRIPTION



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