



175 Amherst Street Nashua NH

For lease

- Prime Visibility off Route 3 Exit
- Dock Loading Access Available
- Ideal for Retail, Office or Flex Industrial
- Generous parking available for up to 54 vehicles
- 7,6000 SQFT available
- 9,100 SQFT of additional warehouse storage accessible via freight elevator
- \$14 NNN+ or \$22 Gross Rent



Contact us:

<https://fivekllc.com/property/175-amherst-street-nashua-nh/>



175 Amherst Street, Nashua, NH

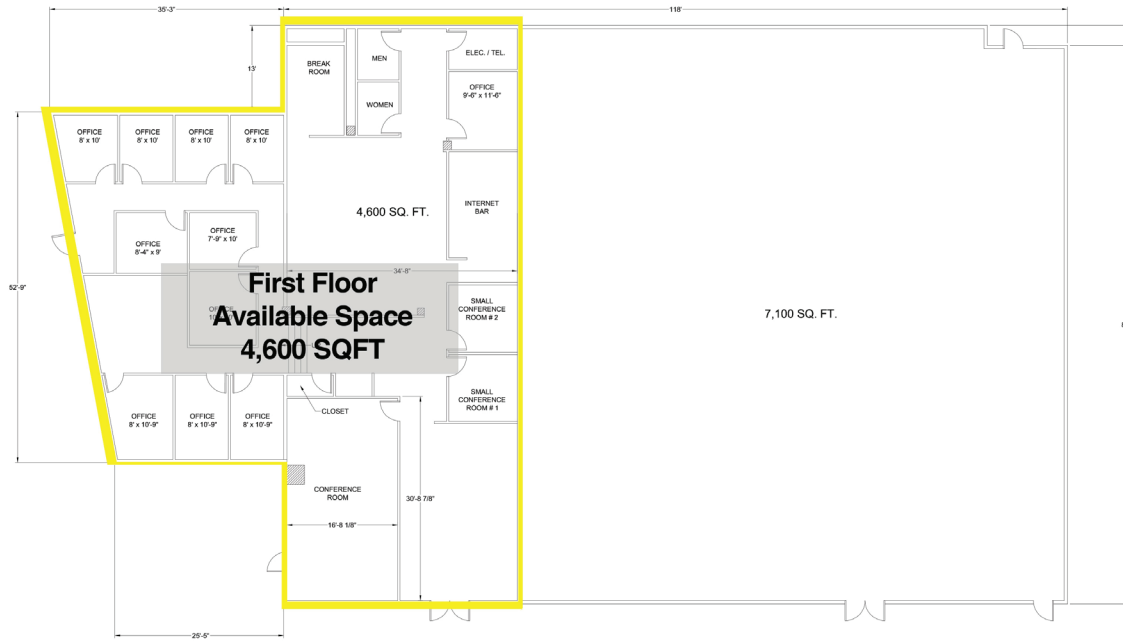


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First Floor



Estimated Expenses Include	Total	Per SQFT
Property Management	16,210	\$0.81
Janitorial	7,632	\$0.38
Utilities (Gas & Electric)	43,654	\$2.18
Water And Sewer	3,942	\$0.20
Building Maintenance	5,457	\$0.27
Insurance	7,000	\$0.35
Exterior Landscaping & Plowing	22,915	\$1.15
Taxes	30,000	\$1.50
Trash Removal	4,346	\$0.22
Other Upkeep	14,000	\$0.70
Total	155,156	\$7.76

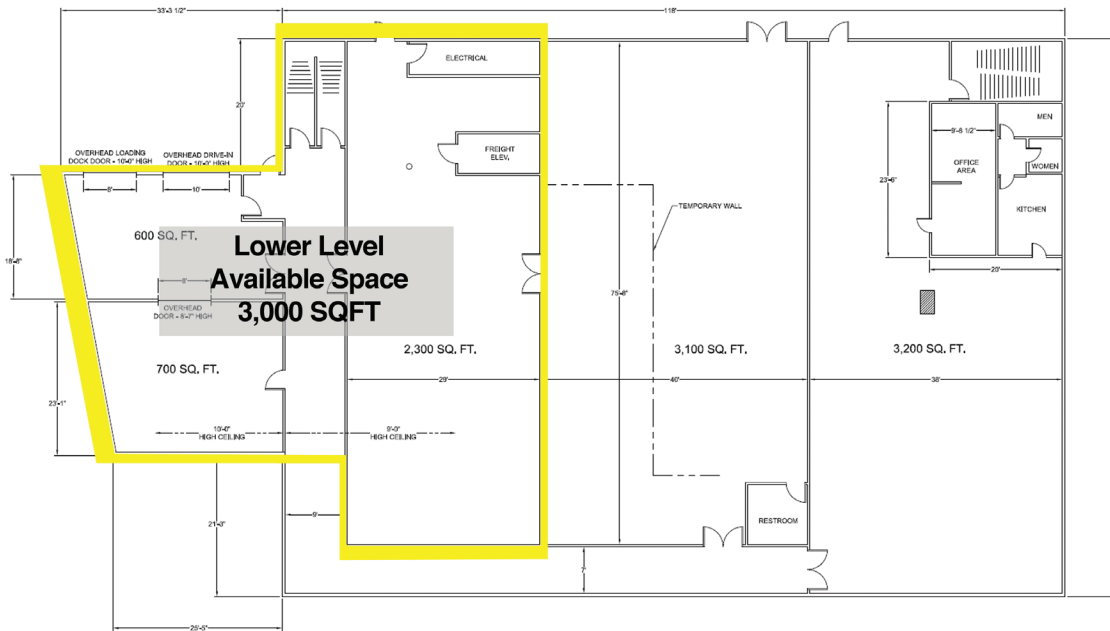


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Lower Level



Estimated Expenses Include	Total	Per SQFT
Property Management	16,210	\$0.81
Janitorial	7,632	\$0.38
Utilities (Gas & Electric)	43,654	\$2.18
Water And Sewer	3,942	\$0.20
Building Maintenance	5,457	\$0.27
Insurance	7,000	\$0.35
Exterior Landscaping & Plowing	22,915	\$1.15
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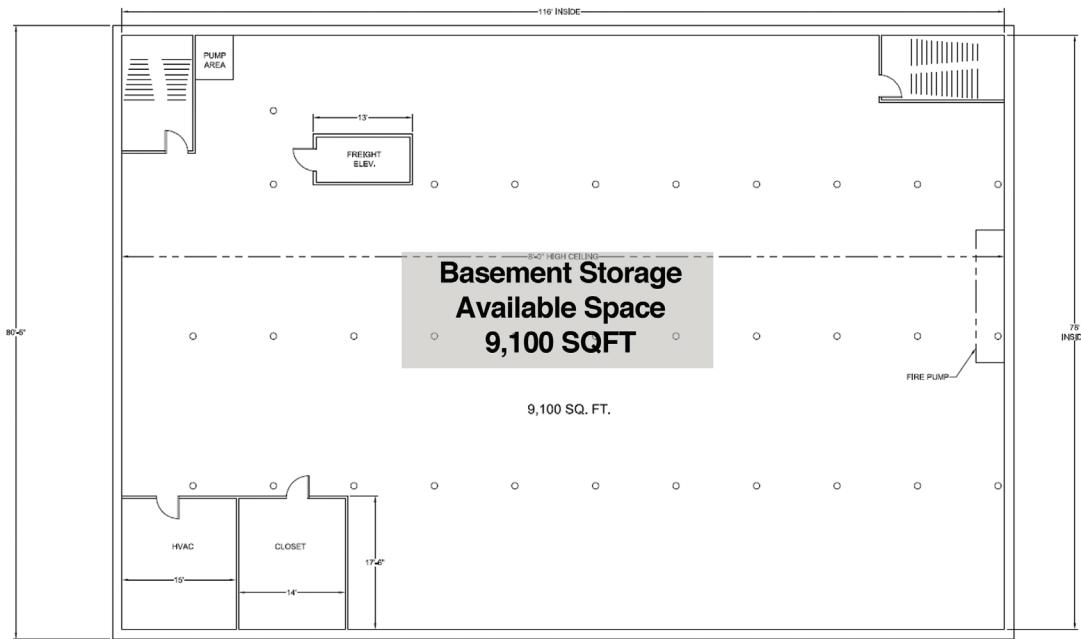


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Basement Storage



Estimated Expenses Include	Total	Per SQFT
Property Management	16,210	\$0.81
Janitorial	7,632	\$0.38
Utilities (Gas & Electric)	43,654	\$2.18
Water And Sewer	3,942	\$0.20
Building Maintenance	5,457	\$0.27
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Flexible uses Retail, Healthcare or Warehouse

175 Amherst Street is functional for multiple uses and is conveniently located on route 4 in Nashua New Hampshire. Ample parking is available along with ADA access.



Excellent Signage

Electronic message board is customizable and highly visible from Amherst Street.



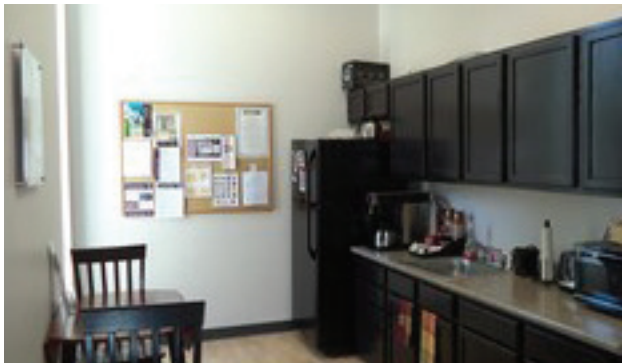
Loading Access

Tailboard and drive-in access is available from common loading area that is friendly for large trucks.



Parking

Electronic message board is customizable and highly visible from Amherst Street.



Amenities

Kitchen and bathroom space is modern and accessible to meet ADA requirements.



Dedicated Parking

Well maintained lots offer over 55 parking spots with spacious access.



Frontage

Frontage on Amherst Street offers businesses high visibility and easy access for customers and employees.

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Five K LLC is a professional operator of commercial properties throughout New England. All properties are actively serviced by a large property management team. Renovations for tenant fit-up are easily managed and financed by Five K LLC.



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