

# For Sale

**Office/Manufacturing/Warehouse  
88 Pine Street/121 Valley Street  
Manchester, NH 03103**



<b>Building Size:</b>	<b>72,553 SF</b>
<b>Type / Use:</b>	<b>Office/Manufacturing/Warehouse</b>
<b>Zoning:</b>	<b>RDV (Redevelopment Zone)</b>
<b>Parking:</b>	<b>96 spaces on site</b>
<b>Sale price:</b>	<b>\$6,000,000.00</b>
<b>Taxes:</b>	<b>\$22,023.00</b>
<b>Comments:</b>	<b>Exceptional opportunity to own a piece of Manchester's history or redevelop this prime corner location. This 2.5 acre site is strategically located in the redevelopment zone close to downtown, SNHU Arena and Gill Stadium with easy access to Route 293 connecting to I93 N/S and Route 101 East to West.</b>



**Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
[www.stebbinscommercialproperties.com](http://www.stebbinscommercialproperties.com)

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# For Sale

## Office/Manufacturing/Warehouse 88 Pine Street/121 Valley Street Manchester, NH 03103

### Building Data:

Total Building Size: 72,553 SF, Brick 4 story with single story manufacturing space

Type / Use: Office/Warehouse/Manufacturing

Construction Type: Concrete block walls with wood structure supports. Brick structural walls with wood post and beams in the mill portion of the building on concrete slab. Column spacing in manufacturing are 23' x 23'

Construction Year: 1900 according to city tax records. The brick three story building is the oldest component. The balance of the structure was built in the 1960's and 1970's

Ceiling Height: 16'9" and 12'9" at joist

Windows: KalWall panels, a proprietary insulated panel manufactured by the owner. Many windows in the mill building are wood frame with glass panel

Walls: Masonry/Wood

Flooring: Concrete / Carpet / V.A.T

Roof: All are flat roofs. Main building is fully adhered TPD replaced in 2007. Balance of building is fully adhered EPDM replaced 2003

### Utilities:

Water: Municipal

Sewer: Municipal

Power: 2,800 amp 120/208 volt, three phase electricity, 4 wire

Lights: Fluorescent throughout

Heating: Gas/FHW, Modine units throughout building with exception of the upper levels in brick structure

AC: Mini split systems in some office areas

Alarms: Fire and life safety

Sprinklers: Dry system, 4 sprinkler risers

Communications: Comcast



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# For Sale

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**88 Pine Street/121 Valley Street**  
**Manchester, NH 03103**

## Site Data:

Lot Size:	2.46 Acres
Frontage:	298 +/- on Pine Street and 363 +/- on Valley Street
Parking:	96 onsite spaces
Zoning:	RDV
Map & Lot:	0112/0005
Access:	There are two curb cuts on Valley Street and one on Pine Street. This is a corner lot.
Shape:	Rectangular
Topography:	Level / Flat
Character:	The lot is cleared and has extensive paving
Easements:	None reported that affect the use or salability of the property
Encroachments:	There are no encroachments reported or noted that affect the use or marketability of the property
Loading Docks:	There are two overhead doors with an open loading dock. There is a partially covered loading area for two truck docks on the east side of the building. There are four loading docks on the west side of the building.



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