

For Sale

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



Building Size:	72,553 SF
Type / Use:	Office/Manufacturing/Warehouse
Zoning:	RDV (Redevelopment Zone)
Parking:	96 spaces on site
Sale price:	\$6,000,000.00
Taxes:	\$22,023.00
Comments:	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.



Stebbins Commercial Properties LLC

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

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

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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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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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