

# For Sublease

**Office/R&D/MFG/Warehouse  
1 Perimeter Road, Suite F & G  
Manchester, NH 03103**



<b>Available Space:</b>	<b>11,251 SF</b>
<b>Type/Use:</b>	<b>Office/R&amp;D/Manufacturing/Warehouse</b>
<b>Zoning:</b>	<b>Industrial</b>
<b>Parking:</b>	<b>Ample onsite</b>
<b>Lease Rate:</b>	<b>\$13.11 PSF NNN</b>
<b>Comments:</b>	<b>Sublease in place through 4/30/27. Landlord may negotiate longer term deal directly with tenant.</b>



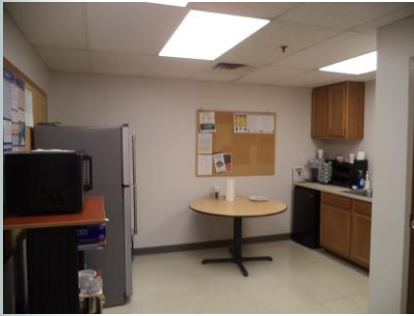
## **Stebbins Commercial Properties LLC**

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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## **Building Data:**

Available Space:	11,251 SF
Type / Use:	Office/R&D/Manufacturing/Warehouse
Ceiling Height:	14'
Windows:	Insulated
Walls:	Painted Sheetrock
Flooring:	Carpet/Concrete/VCT
Special Features:	Kitchenette/Training room/Lab
Composition:	50% Office 50% Warehouse
Dock doors:	3 8x10 Doors

## **Site Data:**

Signage:	On Building
Frontage:	On Perimeter Road
Parking:	Ample onsite
Zoning:	Industrial

## **Utilities:**

Water:	Municipal
Sewer:	Municipal
Power:	120v/277/480v 600amp 3 phase
Lights:	LED/Recess Can Ltg.
Heating:	Gas FHA
AC:	Central
Alarms:	Yes
Sprinklers:	Yes
Communications:	Comcast

## **Lease Information:**

Rate:	\$13.11 PSF NNN
Taxes, Cam & Ins:	\$5.53 PSF (2025)
Utilities:	Direct Bill from provider (Eversource & Liberty Utilities)



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