

For Sublease

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



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



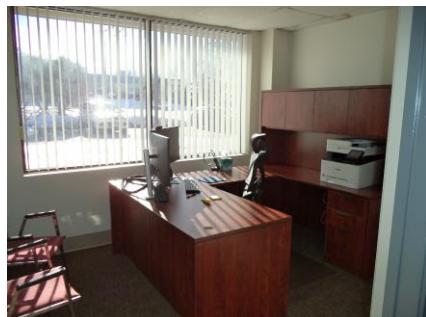
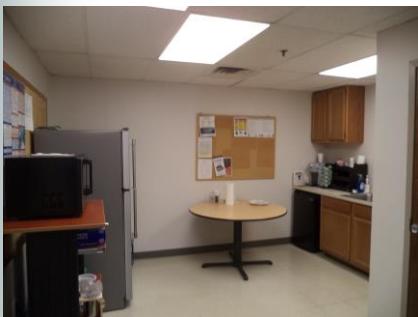
Stebbins Commercial Properties LLC

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