

## For Lease or Sale 105 Milton Road, Rochester NH



### Building Highlights

- Constructed in 2010
- Stand Alone Retail Building
- Route 202 to Milton Road
- Building Size - 15,576 +/-SF
- 67+ On-Site Parking Spaces
- Wet Sprinkler System
- 100% HVAC
- Signalized Intersection
- City Water
- Septic
- Natural Gas
- Clear Height 17'5"
- Rear Loading Area
- 1 Stop Lift to Mezzanine
- Estimated CAM's: \$2.20/SF
- RE Taxes: \$3.15/SF

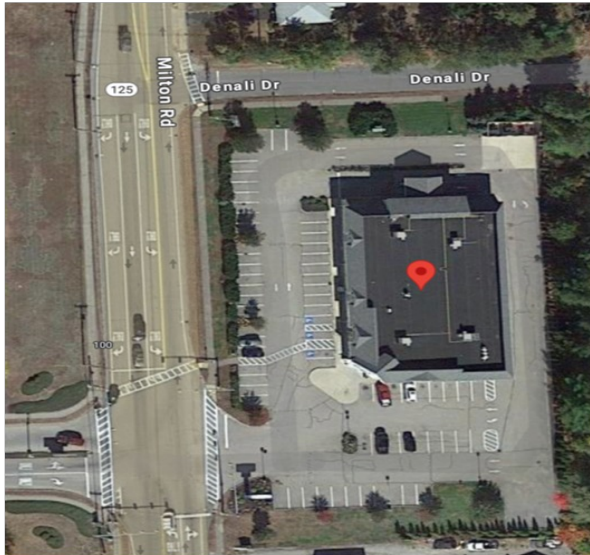
Lease Rate: \$18.50/SF NNN

Mike Harrington, Broker

[mike@harringtonandcompany.com](mailto:mike@harringtonandcompany.com)

O: 603.625.9628  
C: 603.785.8601

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### Property Summary

105 Milton Road is a recently vacated Pharmacy/Convenient Store, constructed in 2010, located at a signalized intersection shared with Market Basket. The property has great visibility and frontage along Milton Road with a prominent entrance into the property. The property has excellent curb appeal with professionally designed landscaping, a large (67 space) surface parking lot, a covered drive thru and a designated loading area with a roll-up door at the rear of the building.

There is a highly visible pylon sign located at the entrance along Milton Road with unobstructed views to traffic in either direction. The interior of the building is fully finished with suspended ceilings, ceiling lighting, HVAC systems, wet sprinkler system, in-place shelving, built-in coolers and an upper mezzanine storage area with a one-stop lift to move heavy items. This is an excellent opportunity to lease or buy a fully improved building at a fraction of the cost of new construction.

Owner will consider a sale of the property, contact broker for addition details.

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