

For Sale

**Investment
Office/Warehouse
79 Carl Drive
Manchester, NH 03103**



Building Size:	13,392 SF
Lot Size:	2.72 acres
Type / Use:	Office/Warehouse
Zoning:	Industrial
Parking:	35 spaces onsite
Sale price:	\$1,675,000.00
Comments:	Consolidated Electrical Services Inc (CED Inc) occupies the entire building with a net lease through July 31, 2028. The building is well maintained by this credit tenant.



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.

For Sale

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Office/Warehouse
79 Carl Drive
Manchester, NH 03103**

Building Data:

Total Building Size:	13,392 SF
Type / Use:	Office/Warehouse
Construction Type:	Metal/Concrete cinderblock
Construction Year:	2000
Ceiling Height:	8' Office/Showroom, 26' Warehouse
Windows:	Insulated
Walls:	Drywall/Sheetrock/Pegboard
Flooring:	Concrete/Carpet/VCT
Roof:	Metal/Tin Gable Hip
Special Features:	4,500 SF load bearing mezzanine, outside yard space
Dock doors:	Two (2) 8x8 dock height doors
Overhead doors:	One (1) 10x14 drive in door

Site Data:

Signage:	On Building
Lot Size:	2.72 Acres
Frontage:	70' on Carl Drive
Parking:	35 spaces onsite
Zoning:	IND
Map & Lot:	0851/0001/C
Book & Page:	8030/2407

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	400-amp 3 phase, 120/208/240 v
Lights:	Fluorescent lights with LED in warehouse
Heating:	Natural Gas
AC:	Office area only
Alarms:	Fire alarm
Sprinklers:	Yes
Communications:	Comcast

Sale Information:

Sale price:	\$1,675,000.00
Taxes:	\$ 21,657.00 (Paid by Tenant)
NOI:	\$ 123,600.00
Cap Rate:	7.4%



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