



GOODNOW REAL ESTATE SERVICES

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FOR LEASE

ATKINSON NH

5,634 -7,500 SF R&D/INDUSTRIAL/WAREHOUSE SPACE

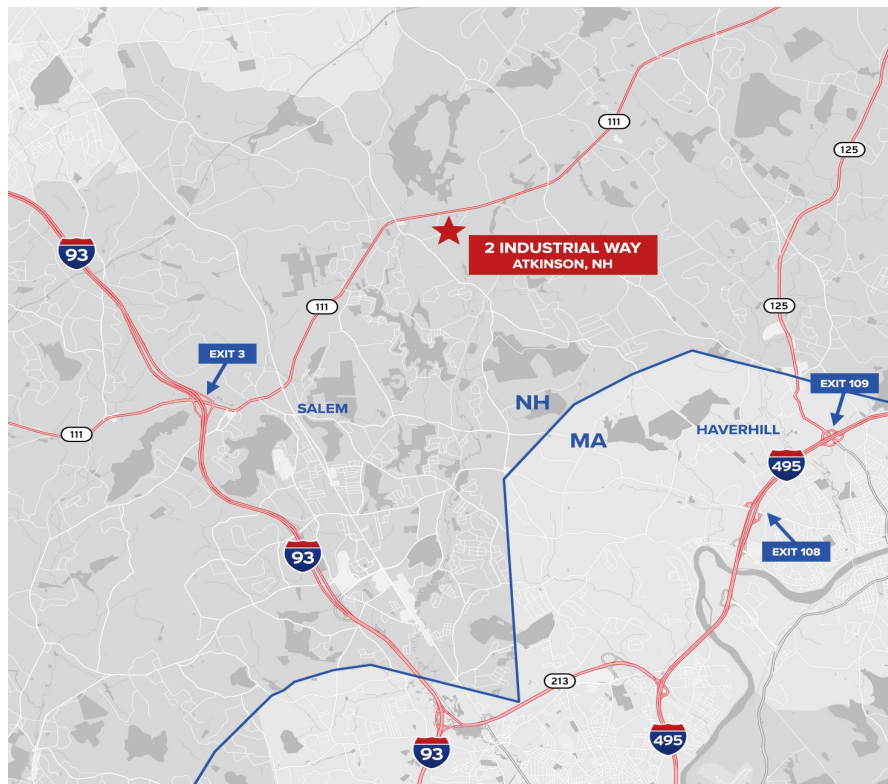


SIZE: 5,634 SF comprised of:

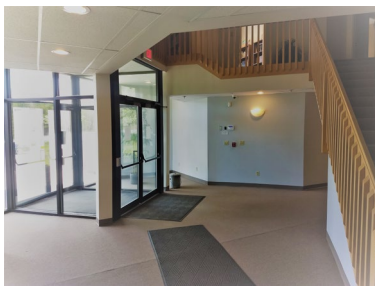
- 2,000 SF (approx.) of R&D / Light Manu / Office space
- 3,000 SF (approx.) of 18' clear warehouse space w/dock
- Data center-150 SF (approx.)
- Common front entrance and bathrooms
- An additional 1800 SF of office/R&D space can be added

ACCESS:

- Exit 3, Interstate 93 is 6 miles accessed via Route 111
- Exit 108, Interstate 495 (Route 97) is 8 miles away
- Exit 109, Interstate 495 (Route 125) is 8 miles away



PARKING: 3-4 spaces/1,000 SF **BAYS:** 40' x 20'
HEIGHT: 18'9" at joist at the perimeter
ELECTRICAL: 600 Amps 480 Volts 3 Phase 4 Wire, for entire building
GENERATOR: 125 KVA diesel generator with fully building automatic transfer switch



Front Lobby



8' x 10' Dock



125 KVA diesel Generator


LOADING: One (1) 8' x 10' loading dock
UTILITIES: Electric and propane to be either sub-metered or apportioned
HVAC: Roof mounted units, propane, entire space is air conditioned
SPRINKLER: Fully sprinkler throughout
TEL/DATA: Fiber, Comcast available, mini split in room
ZONING: Commercial Industrial C-
ALLOWED USES: A wide variety of service, office and industrial uses are allowed
RE TAXES/CAM: \$3.00 SF **ANNUAL R&M HVAC:** \$1.00 SF
PRICE: \$10.75 SF NNN

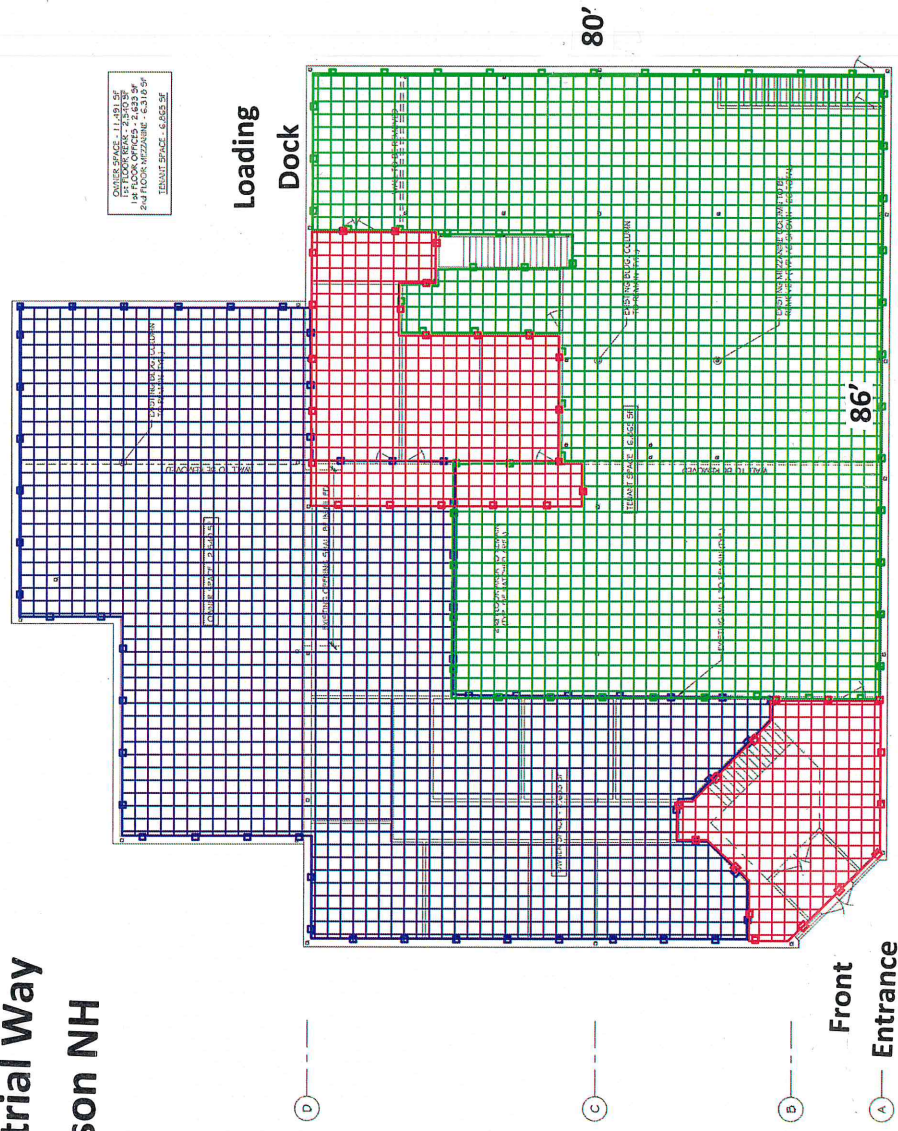
COMMENTS: This offering enjoys many beneficial features including:

- Aesthetic, corporate image
- Good access from Interstates 93 and 495
- Good warehouse clear height, ample parking, fully air conditioned, large electrical service

The information provided herein is provided without warranty or representation of any kind. The information is provided subject to errors, omissions, change of price, withdrawal without notice and any other conditions imposed by our principals.

2 Industrial Way Atkinson NH

 <p>Structural HD 976.853.9700 Newbury, NH 03782 Newbury@structuralhd.com</p>	<p>REVISION</p> <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DESCRIPTION	DATE													<p>NEW BLDG MODIFICATIONS ROB LAVALLÉE 3 INDUSTRIAL WAY ATKINSON, NH</p>	<p>PROJECT NO. 20190101 PRELIMINARY ONLY DATE: 07/04/2019 DRAWN BY: JACOB CHECKED BY: JAC SCALE: 1/8" = 1'-0"</p>
	NO.	DESCRIPTION	DATE															
<p>OWNER SPACE - 11,341 SF 1ST FLOOR REAR - 2,200 SF 2ND FLOOR REAR - 2,200 SF 2ND FLOOR FRONT - 2,200 SF TENANT SPACE - 6,938 SF</p>	<p>DATE: 07/04/2019 DRAWN BY: JACOB CHECKED BY: JAC SCALE: 1/8" = 1'-0"</p>	<p>NEW BLDG MODIFICATIONS ROB LAVALLÉE 3 INDUSTRIAL WAY ATKINSON, NH</p>	<p>PROJECT NO. 20190101 PRELIMINARY ONLY DATE: 07/04/2019 DRAWN BY: JACOB CHECKED BY: JAC SCALE: 1/8" = 1'-0"</p>															



XX TITLE APPROX SCALE 1/8" = 1'-0"

Legend

- ACM Group - 10,827.1 sf
- Tenant 1st Floor - 5,128.78 sf
- Common Space - 1,601.48 sf