

For Lease

**Office/R & D
15 Dartmouth Drive
Auburn, NH 03032**



Available Space:	5,037 SF
Type/Use:	Office/R & D
Zoning:	Industrial
Parking:	Ample spaces on site
Lease Rate:	\$18.00 PSF Modified Gross
Comments:	Gorgeous office space on first floor, spectacular fit up and finish. Hi-tech conference room with adjacent semi-clean room for light assembly and storage. Ten minutes to downtown Manchester.



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 Lease

**Office/R & D
15 Dartmouth Drive
Auburn, NH 03032**



Building Data:

Available Space:	5,037 SF First Floor
Type / Use:	Office/R & D
Ceiling Height:	8'
Windows:	Tinted Thermal pane
Walls:	Painted drywall
Flooring:	Carpet/VCT
Composition:	Multiple private & semi private offices, reception, conference room, Hi-tech clean space/light whse and kitchen

Site Data:

Signage:	On entry door and building directory
Lot Size:	3.3 Acres
Parking:	Ample spaces on site
Zoning:	Industrial

Utilities:

Water:	Municipal
Sewer:	Septic
Power:	Eversource
Lights:	Parabolic
Heating:	Gas
AC:	Central
Alarms:	Yes
Sprinklers:	Yes
Communications:	Comcast

Lease Information:

Rate:	\$18.00 PSF Modified Gross with 2% annual increases
Taxes, Cam & Ins:	Included in rent
Utilities:	Electricity and Gas paid by Tenant



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