

For Sale or Lease

Industrial/Flex Building

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95 Runnells Bridge Road Hollis, NH

Property Highlights

- 24,440± SF fully air conditioned industrial/flex building ideal for an owner-user looking to control and customize their operational space
- Well-suited for manufacturing, warehousing, distribution, or trade-related businesses
- Significant electrical infrastructure currently provides 1200 amp and 800 amp 3-phase services
- One drive-in door and two dock-height loading doors
- Potential for a 12,166± SF high bay expansion, providing flexibility for future growth
- Conveniently located near the Massachusetts border with easy access to Route 111 and major highways, offering excellent connectivity for regional distribution and workforce accessibility

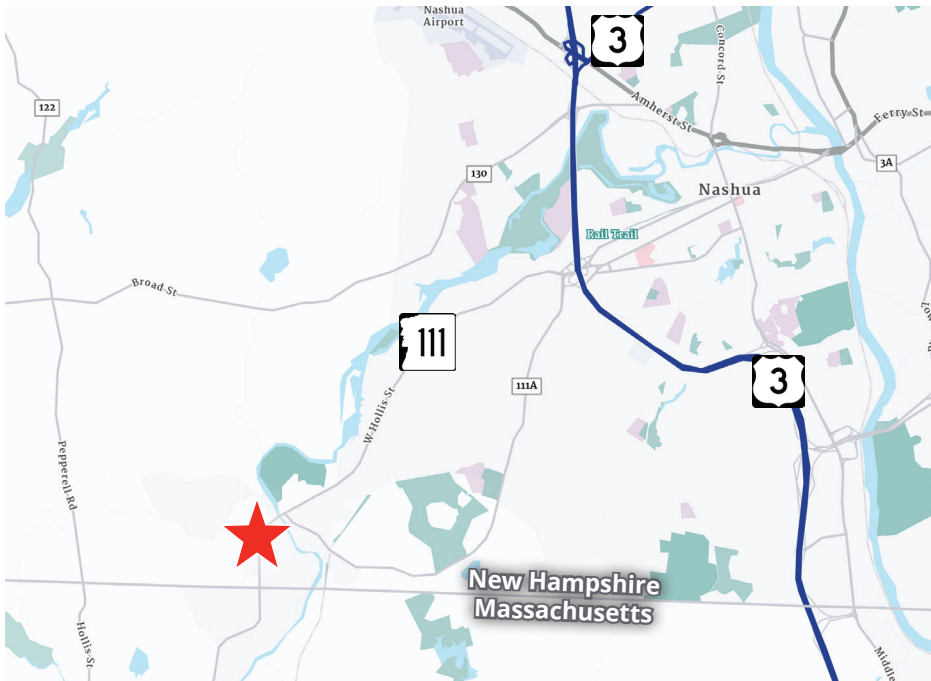
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Specifications

Address:	95 Runnells Bridge Road
Location:	Hollis, NH 03049
Building Type:	Industrial/warehouse
Year Built:	1986
Total Building SF:	24,440±
Floors:	2
Acreage:	4.19±
Utilities:	Private water & sewer; propane
Zoning:	IN
Clear Height:	12'±
Ceiling Height:	14'±
Drive-in Door:	1
Loading Docks:	2
Power:	1200/800A; 208V; 3 phase
2024 NNN Expenses:	\$4.11 PSF
2024 Taxes:	\$35,520
Lease Rate:	\$10.95 NNN
List Price:	\$2,950,000 \$2,695,000

Locator Map



Contact us:

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