



For Sale & Lease

Manufacturing/ Warehouse Building

Doug Martin

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673 Industrial Park Road Littleton, NH

Property Highlights

- Flexible industrial/manufacturing building available for sale or lease, conveniently located near I-93 and Route 302
- Situated in Littleton's active Industrial Park, home to 17+ businesses and more than 1,200 employees
- Versatile open layout featuring large column spacing and 4 loading docks to support a range of operations
- Equipped with a 1,200-amp, 480-volt, 3-phase electrical system, ideal for heavy manufacturing or warehousing needs
- Ample on-site parking and efficient site layout for truck access and maneuverability
- Just minutes from downtown Littleton, offering access to a variety of retail, dining, and business services

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

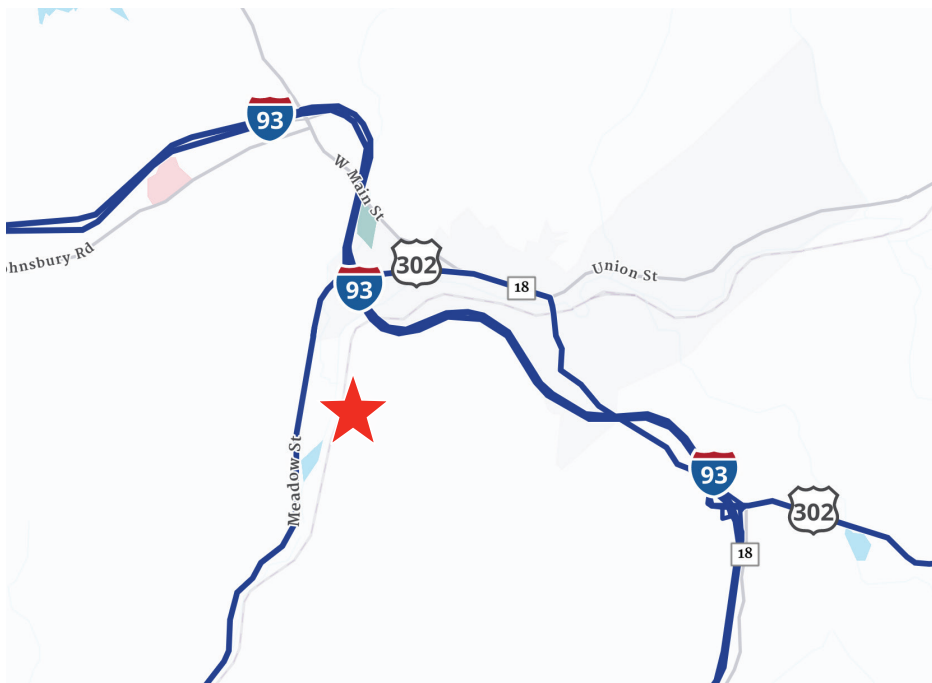
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Specifications

Address:	673 Industrial Park Road
Location:	Littleton, NH 03561
Building Type:	Industrial
Year Built:	1987
Total Building SF:	20,064±
Acreage:	4.1±
Floors:	1
Utilities:	Municipal water & sewer Propane
Zoning:	Industrial Zone District
Clear Height:	14'± to 19'±
Ceiling Height:	16'± to 21'±
Loading Docks:	4
Sprinklers:	Wet system
Power:	1200A; 480V; 3 phase
2024 NNN Expenses:	CAM: TBD Taxes: \$.81
Lease Rate:	\$9.95 NNN
List Price:	\$2,400,000

Single tenant building, remaining expenses TBD.

Locator Map



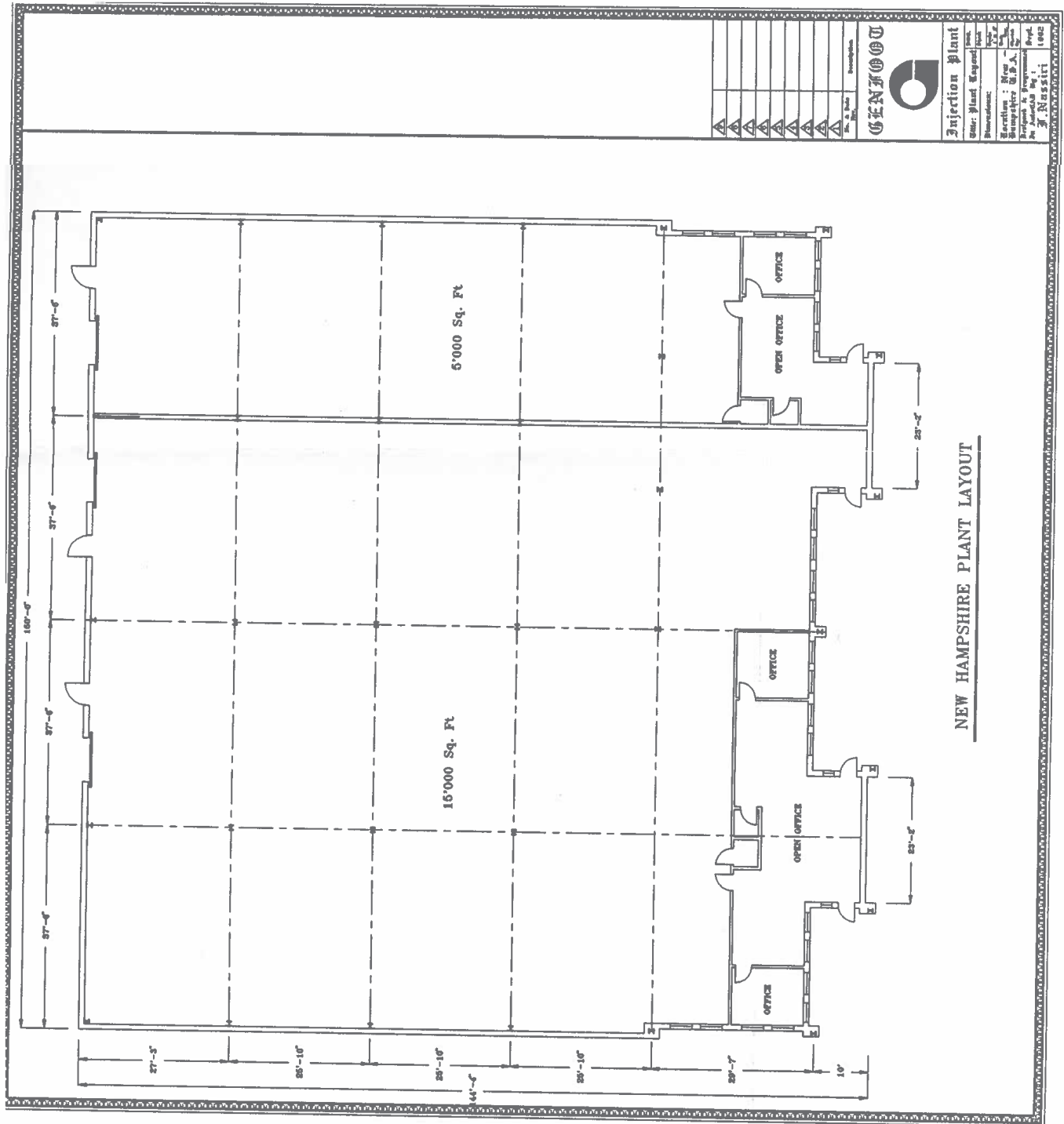
Contact us:

Doug Martin

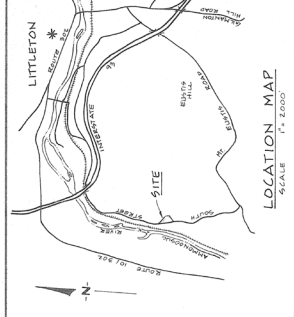
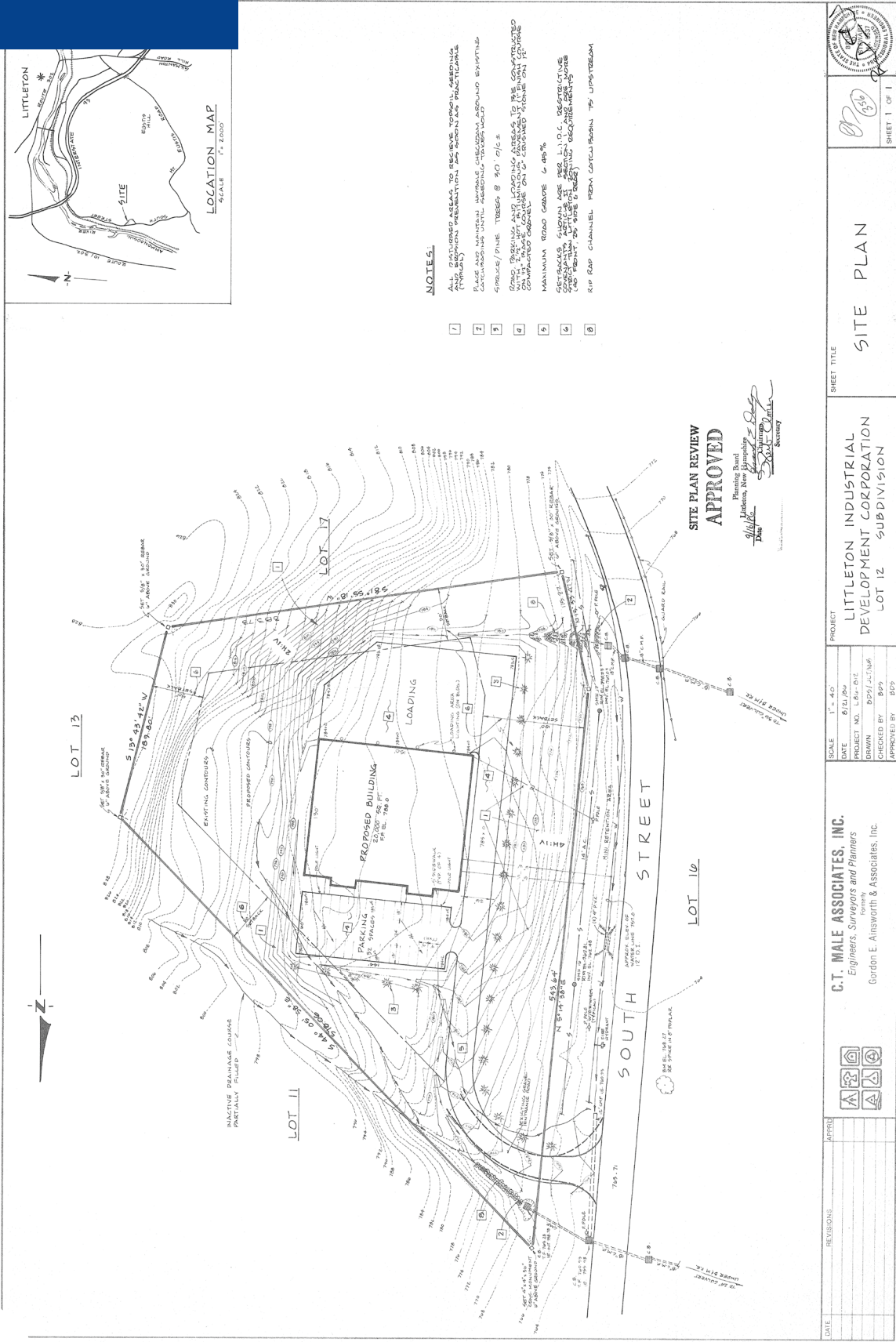
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Site Plan



NOTES:

1. ALL PROPOSED AREAS TO BE GRADED TO THE EXISTING FINISH GRADE AND EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
2. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
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**SITE PLAN REVIEW
APPROVED**

Planning Board
Littleton, New Hampshire
Date: 8/11/10
Secretary: [Signature]

DATE	REVISIONS	APPROVED	SHEET TITLE	PROJECT	SCALE	1" = 40'
			SITE PLAN	LITTLETON INDUSTRIAL DEVELOPMENT CORPORATION LOT 12 SUBDIVISION	DATE	8/11/10
					PROJECT NO.	L-101-01
					DRAWN	BDP / JLT
					CHECKED BY	BDP
					APPROVED BY	BDP

C.T. MALE ASSOCIATES, INC.
Engineers, Surveyors and Planners
Gordon E. Alsworth & Associates, Inc.

