



For Lease

Industrial/Flex Building

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22 Northwestern Drive
Salem, NH

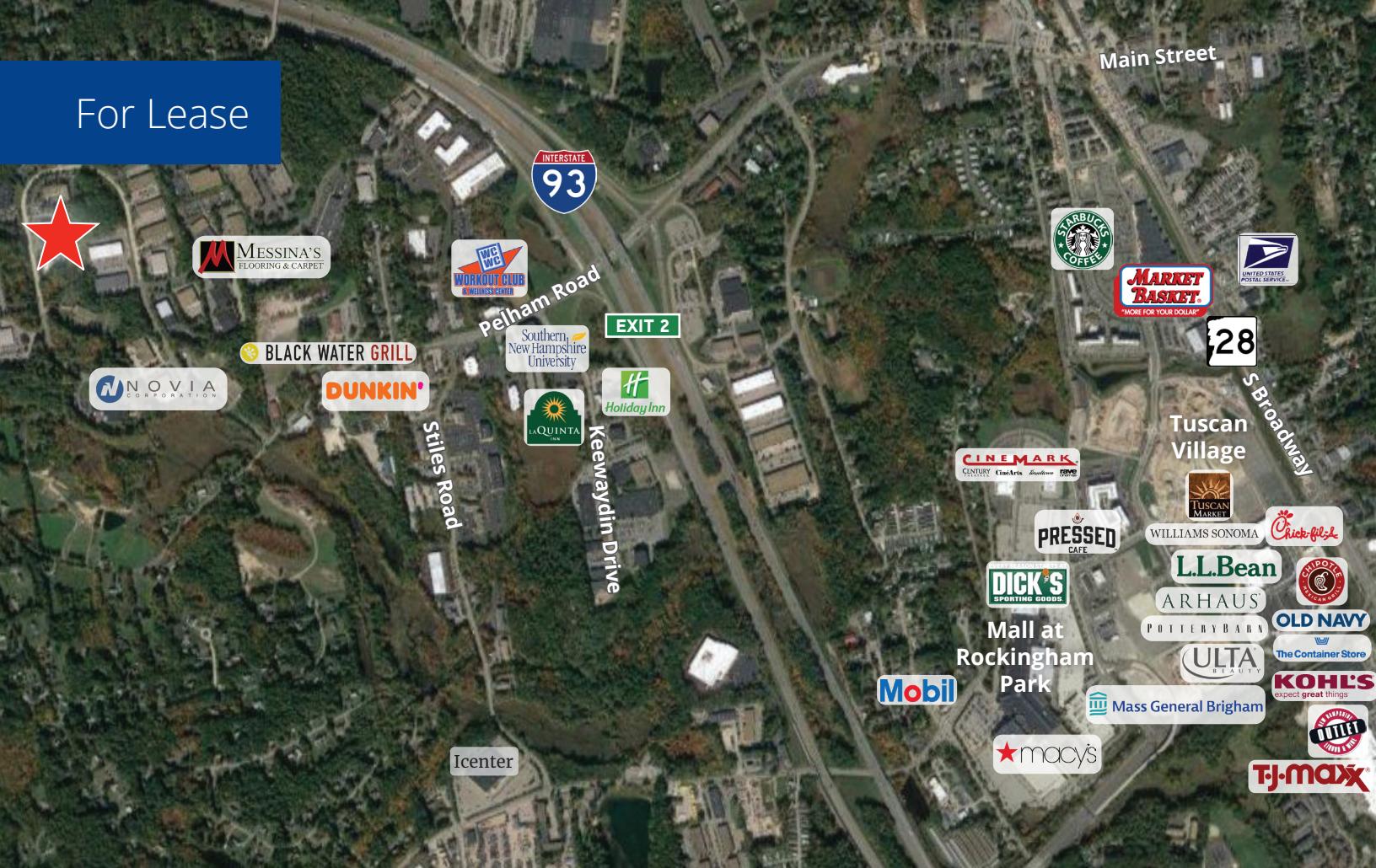
Property Highlights

- 12,000± to 45,000± SF available for lease in a high-quality industrial/flex building, constructed in 2007, and situated on 6.2± acres
- Well-balanced layout featuring 7,500± SF of office space, 29,500± SF of manufacturing/warehouse area, and 8,000± SF of mezzanine
- Office build-out includes multiple conference rooms, a large multi-purpose event room, a gym, open collaborative areas, and private offices
- Manufacturing/warehouse space offers 25' x 25' column spacing, modine heaters, wet sprinkler system, 22' clear height, 2 drive-in doors, and 3 loading docks
- Conveniently located just off Exit 2, I-93

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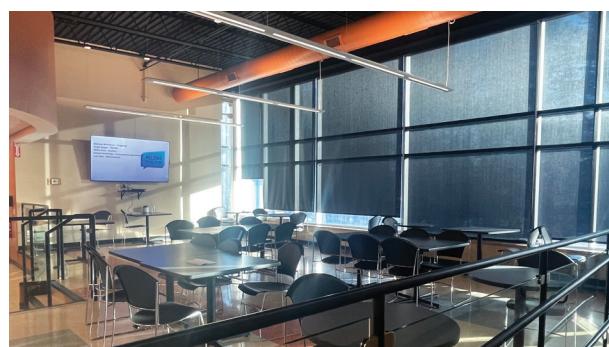
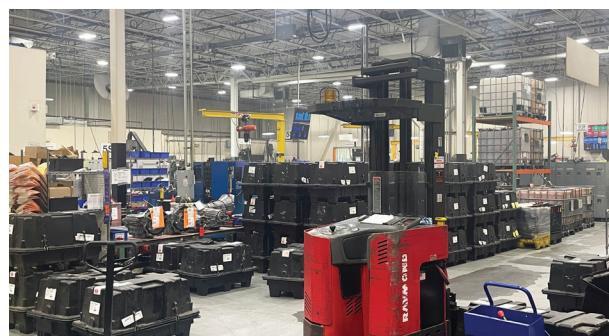
Accelerating success.

For Lease

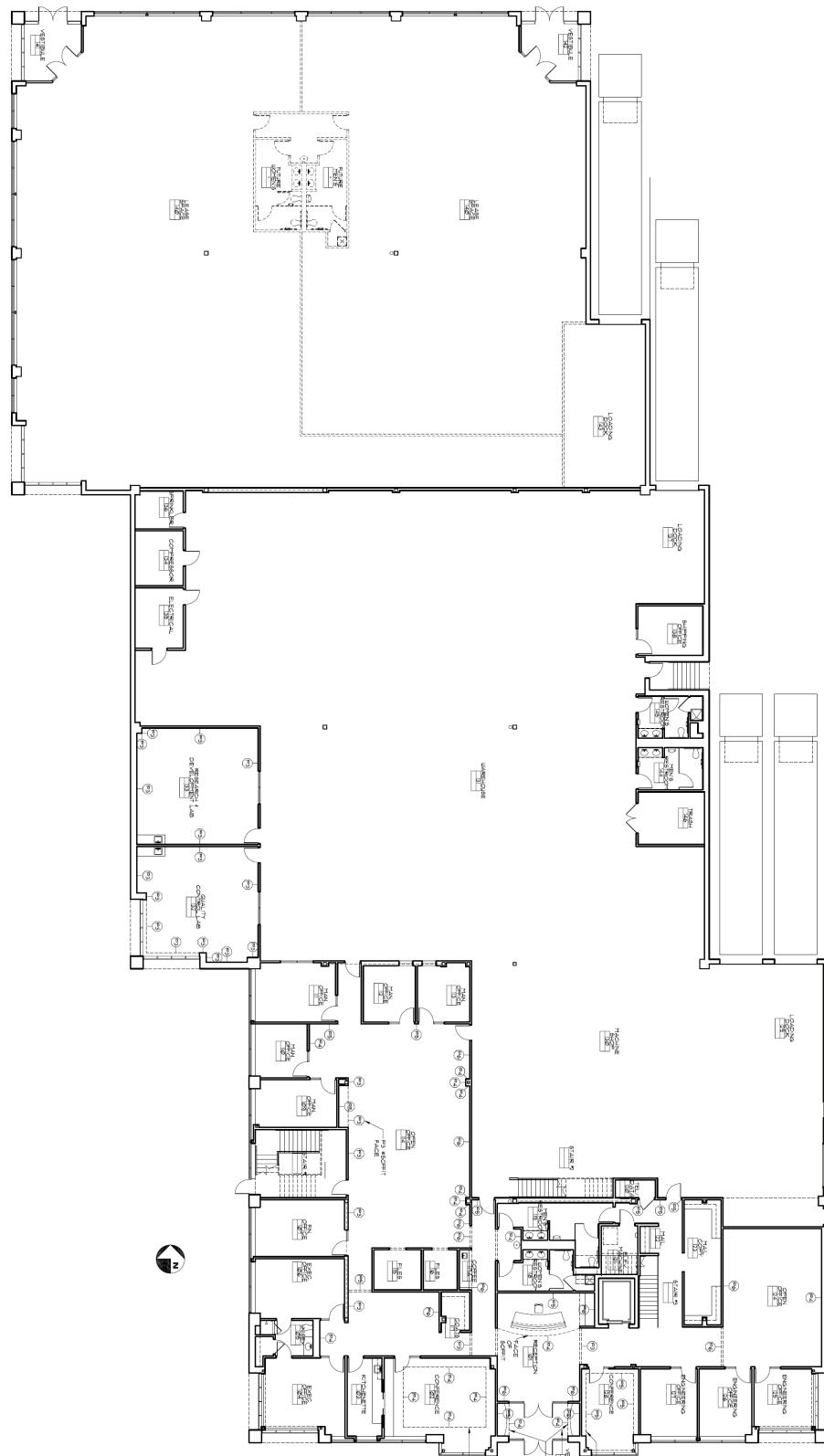


Specifications

Address:	22 Northwestern Drive
Location:	Salem, NH 03079
Building Type:	Manufacturing/flex/office
Year Built:	2007
Total Building SF:	45,000±
Available SF:	12,000± to 45,000±
Floors:	2
Acreage:	6.2±
Utilities:	Municipal water & sewer; natural gas
Zoning:	Industrial
Clear Height:	22'±
Ceiling Height:	26'±
Drive-in Doors:	2
Loading Docks:	3
Power:	2,000A; 480V; 3 phase
Parking:	113± on-site spaces
Elevator:	Yes
2025 NNN Expenses:	\$4.06 PSF
Lease Rate:	\$15.00 NNN

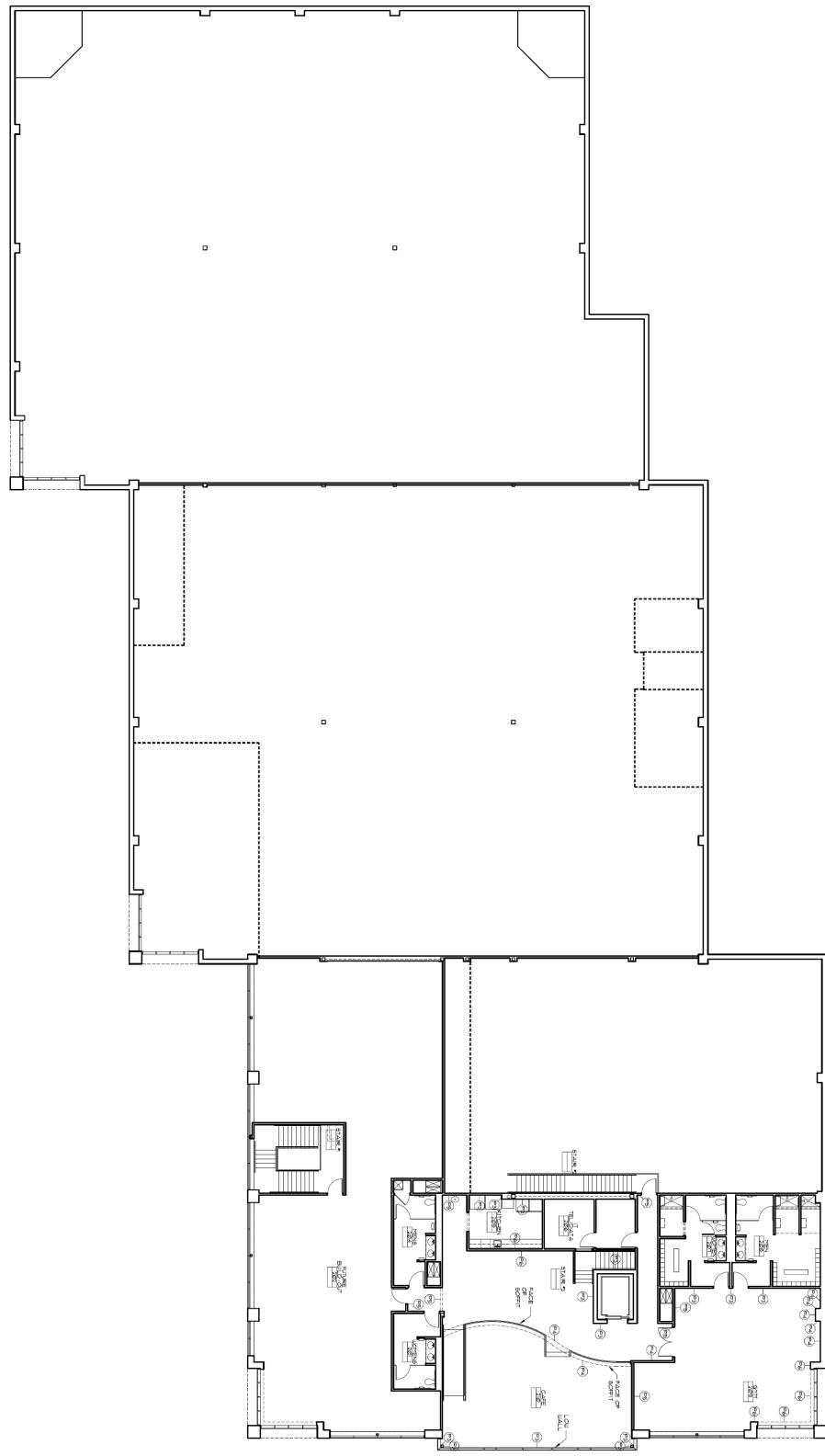


1st Floor Plan



Not to scale.

2nd Floor Plan



Not to scale.