



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

21 TROLLEY LANE SALEM NH FOR LEASE

SMALL INDUSTRIAL COMMERCIAL BAYS



21 Trolley Lane, Salem NH Units available: 2, 3 & 4

Each unit is **1,872 SF** - 24' x 60' footprint with a 24' x 18' mezzanine

Three contiguous units for configurations of **1,872 SF, 3,744 SF** or **5,616 SF**

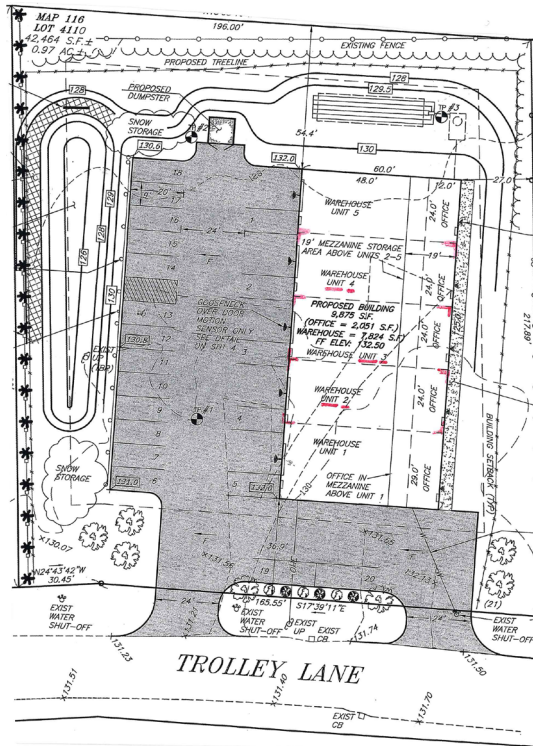
ACCESS: Exits 1 & 2, Interstate 93 are 1 mile away (approx.)

DOOR SIZE: 12' wide x 14' high overhead drive-in door w/electric door opener

CLR HEIGHT: 17' **ELECTRICAL:** 100A 208V single phase

HEAT: Infrared heating for bay area (Eastern Propane), electric heat for individual office (10' x 12'). It is possible to A/C the office area.

INTERNET: Fidium **YR BUILT:** 2024 **PARKING:** 4 spaces for each unit



PRICE: \$3,000/Mth/Unit-this includes RE Taxes and Common Area Maintenance. Net electric, propane and tel data. Rent to increase \$100/Mth/Yr.

COMMENTS: The Landlord will not consider uses involving the repair of internal combustion engines or external equipment larger than a standard parking space. Equipment can be stored within the unit. Each unit to get their own dumpster, if needed.

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