



For Lease

18,985+/- Square Feet

Office/Warehouse

Sagamore Industrial Park

11 Executive Drive Building #2

Hudson, New Hampshire

Exclusively Offered By:

Prolman Realty, Inc.

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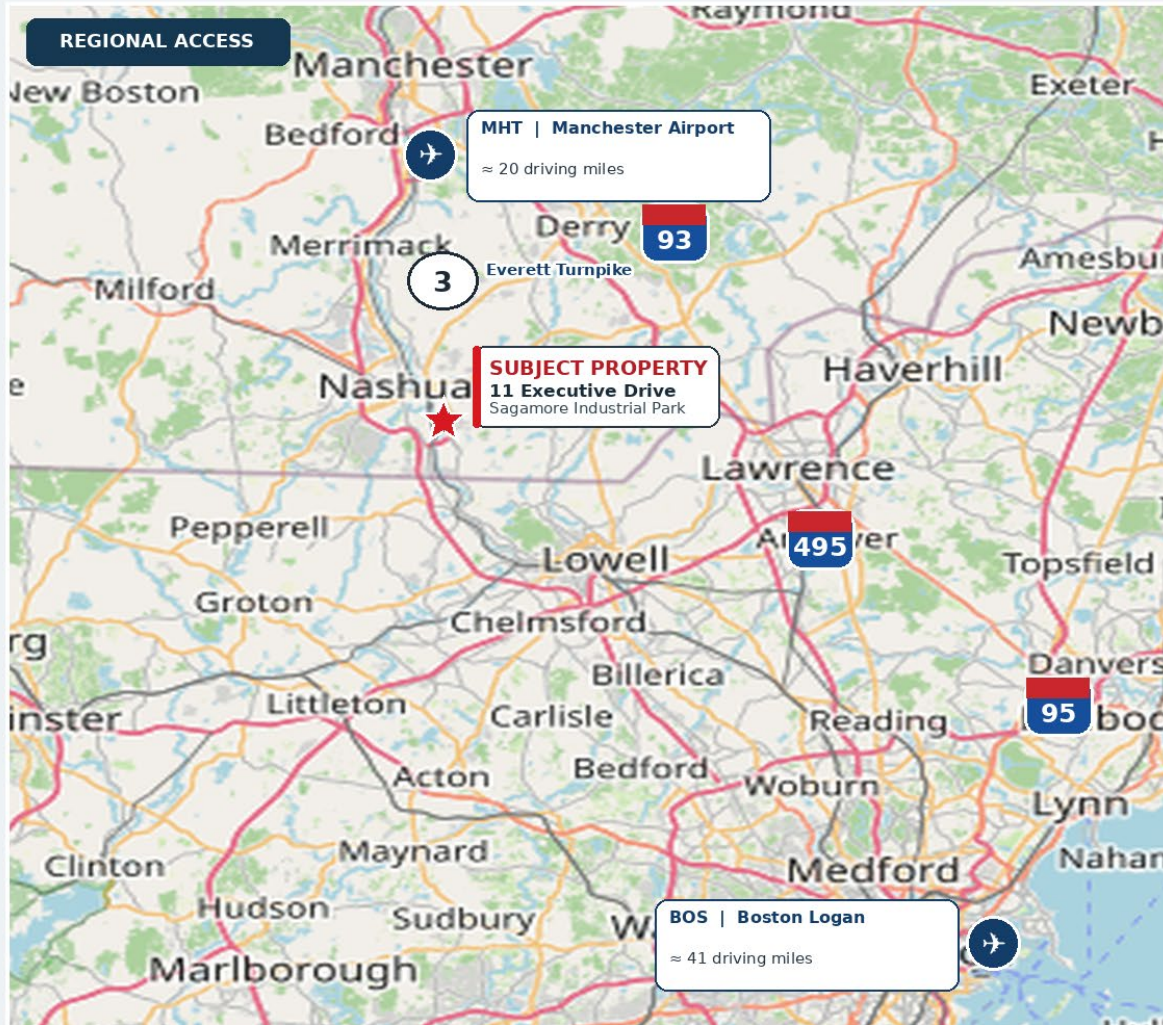
❖ Floor Plan

❖ Site Plan



STRATEGIC LOCATION

11 Executive Drive, Building #2 | Hudson, New Hampshire



Map data © OpenStreetMap contributors (ODbL). Airport distances are approximate driving miles calculated from the subject property.



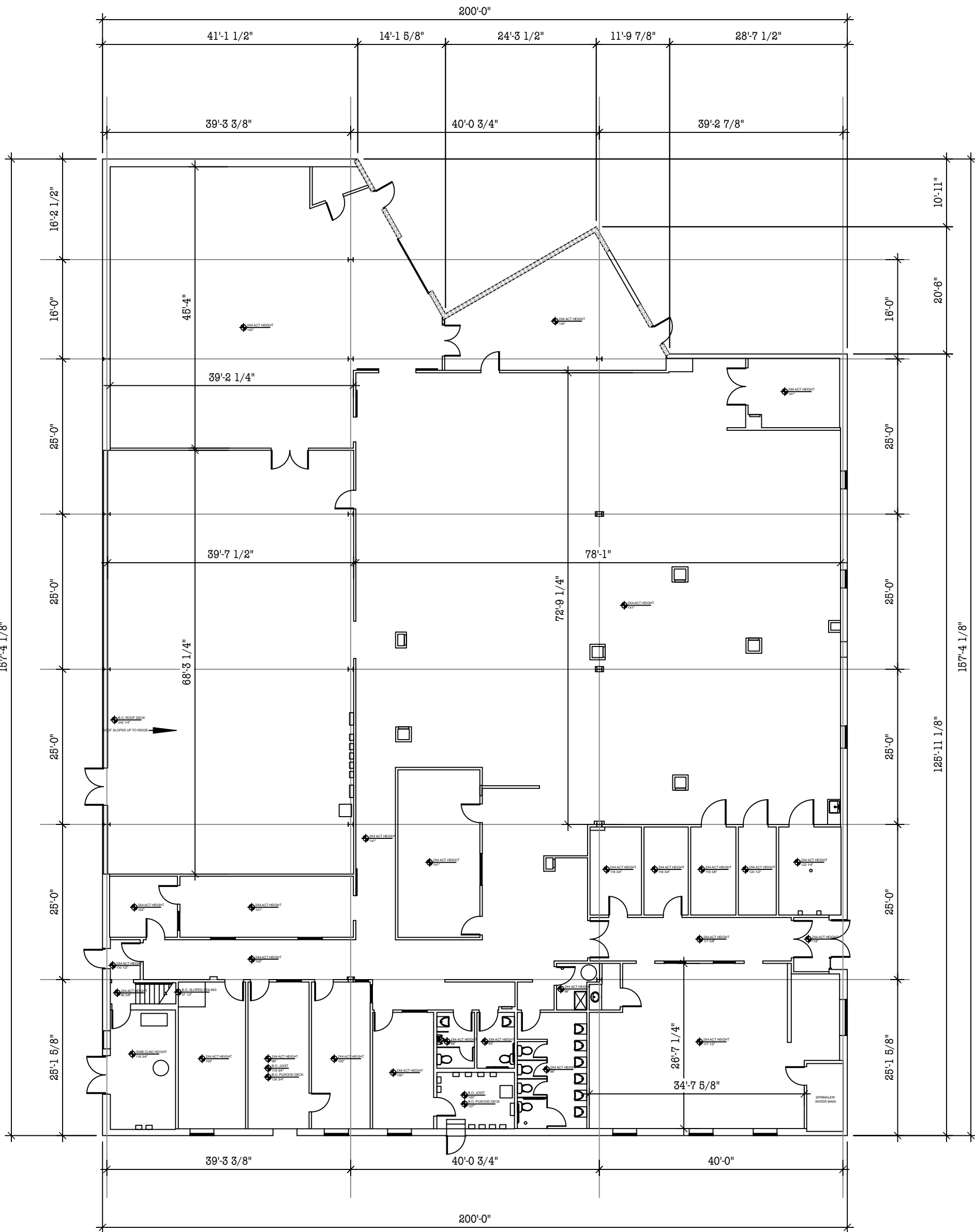
LOCATION ADVANTAGES

- Immediate Route 3 / Everett Turnpike access
- Minutes from the Massachusetts border
- Retail and services along Lowell Road

General Information

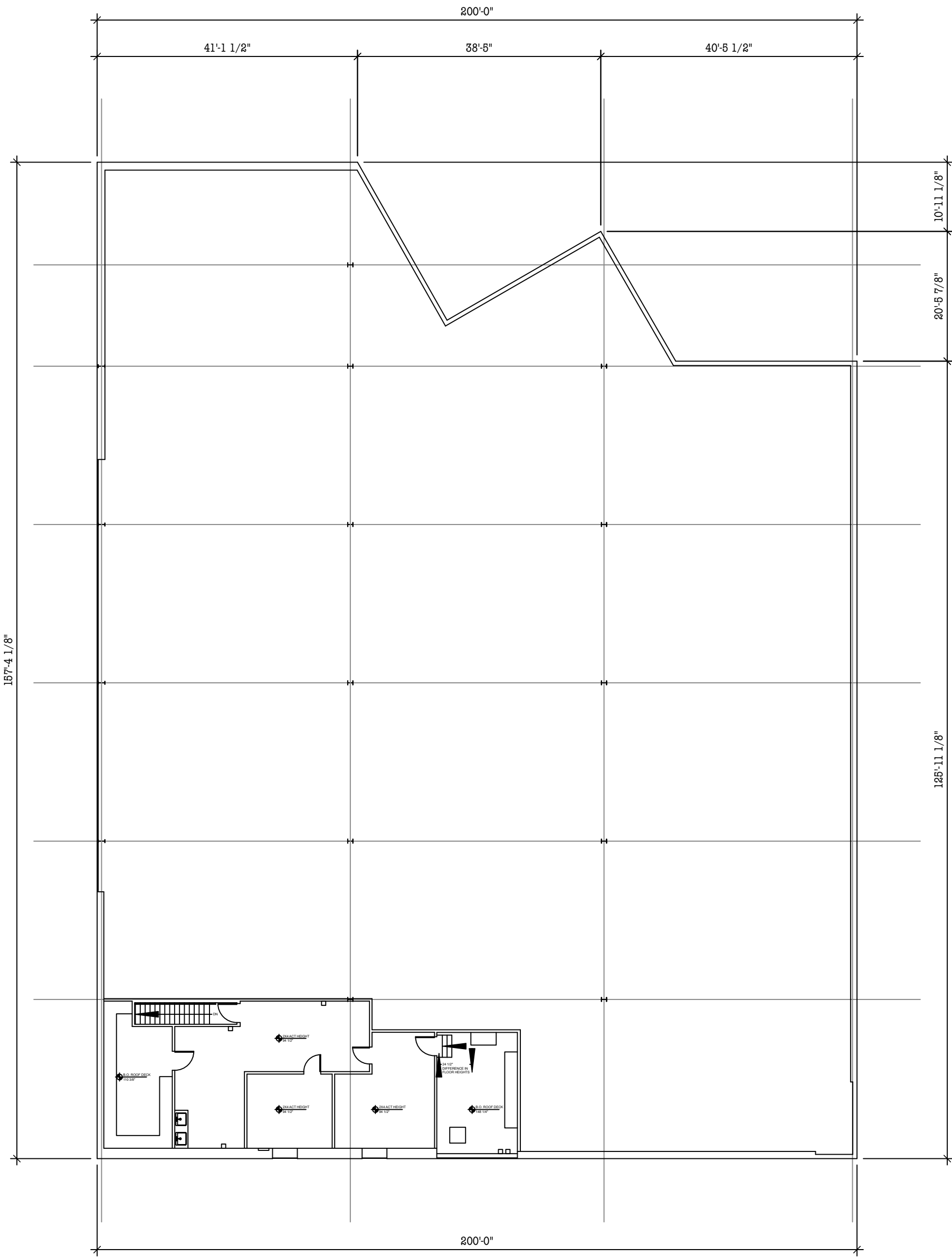
Property Location:	Sagamore Industrial Park 11 Executive Drive Building #2 Hudson, New Hampshire
Property Type:	Office and Industrial
Demised Premises:	18,985+/- Square Feet
Zoning:	Airport Industrial (I)
Ceiling Height:	18'
Utilities:	Municipal Water/Sewer, Natural Gas
Loading:	Two (2) 10' x 12' Loading Docks
Parking:	50+ Spaces
Power:	3 Phase, 600 Amps, 480 V
Fire Protection:	100% Wet Sprinklers
HVAC:	
Heat	Natural Gas
Air Conditioning	Electric, 30 Ton RTU
Bathrooms:	Men's and Women's (multi-user)
Lease Rate:	\$11.75 NNN
Operating Expenses:	\$2.85
Contact:	Mark Prolman Lisa Ferrari





FIRST FLOOR:
17,118 sq.ft.

TOTAL USABLE SPACE:
18,691 sq.ft.



MEZZANINE FLOOR:
1,573 sq.ft.

1 BUILDING 2 AS-BUILT PLANS
A1.2 Scale: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

NOTE:
CONTRACTOR MUST VERIFY ALL
DIMENSIONS AND STRUCTURAL
MEMBERS BEFORE CONSTRUCTION OF
BUILDING AND THEREFORE ARE
RESPONSIBLE FOR ALL STATE & LOCAL
BUILDING CODES.

Design Firm

WH BAGSHAW
DRAFT 9

Project ID

25.01

Date

03/26/2025

EQUIPMENT LAYOUT PLAN
for:
WH BAGSHAW

KEY PLAN BUILDING 2

Project Title

Scale

AS NOTED

Sheet No.

A1.2

DATE OF MEETING: _____ SIGNATURE DATE: 3.9.11

DATE OF MEETING: _____ SIGNATURE DATE: 3.9.11

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF FINANCING BOARD MEETING

Doc # 1112744 Mar 11, 2011 8:29 AM
Plan 37004 1 of 1 DWAR172
Register of Deeds, Hillsborough County
Bernice O. Caplan

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DESIGNED	INWTRD	CHECKED	APPROVED	BOOK & PAGE	REVISION	SIZE	JOB NUMBER