

36,500 - 88,250 SF INDUSTRIAL BUILDING



# 350 GAY STREET

MANCHESTER, NH

**FOR LEASE OR SALE**



**STATE-OF-THE ART INDUSTRIAL SPACE  
AVAILABLE IMMEDIATELY  
ECONOMIC REVITALIZATION ZONE TAX CREDITS**



# THE PROPERTY



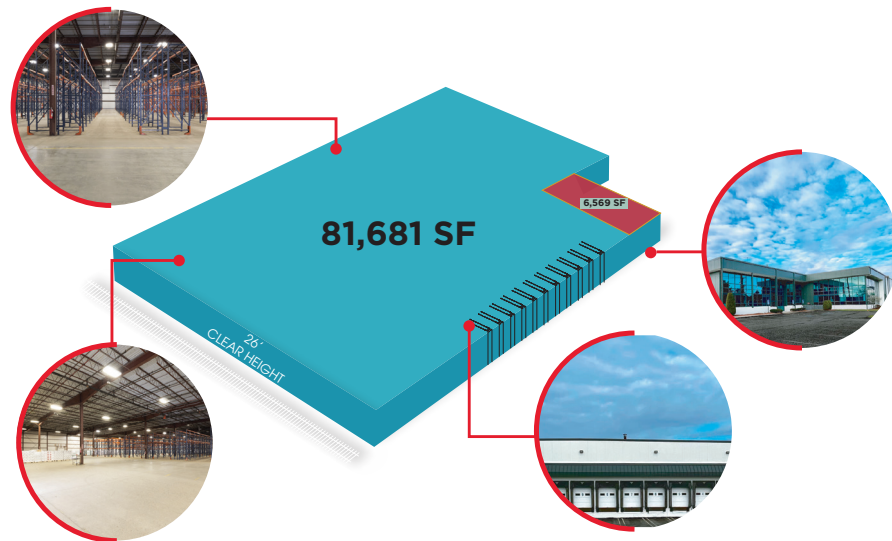
## PROPERTY OVERVIEW

350 Gay Street is a newly renovated 88,250 SF warehouse available for lease. The property is located in an Economic Revitalization Zoned industrial park, immediately off Exit 2 of I-293, 1 mile from the F.E. Everett Turnpike and less than 3 highway miles to I-93.

Constructed in 1970 and renovated in 2006 and 2023, the building features 26' clear height, 40' x 50' column spacing, 11 loading docks, open concept breakroom and updated office space. Recent improvements and upgrades include energy efficient corrugated wall siding, an air exchanger capable of refreshing the air in entire warehouse in 4-minutes and LED lighting throughout. This steel frame building sits on 3.32 acres of industrial zoned land, adjacent to the CSX Rail line. The building could be divisible to accommodate multiple tenants and has the potential for rail access.

Amenities in the immediate area include the popular Airport Diner, and a variety of fast-food establishments, gas stations, convenience stores and the Holiday Inn. In addition, the Mall of New Hampshire, and a wide variety of amenities on South Willow Street are less than 1 mile to the east.

350 Gay Street is ideal for small-to-mid-size industrial users requiring quick access to the Manchester Boston Regional Airport and all of New Hampshire's major highways.

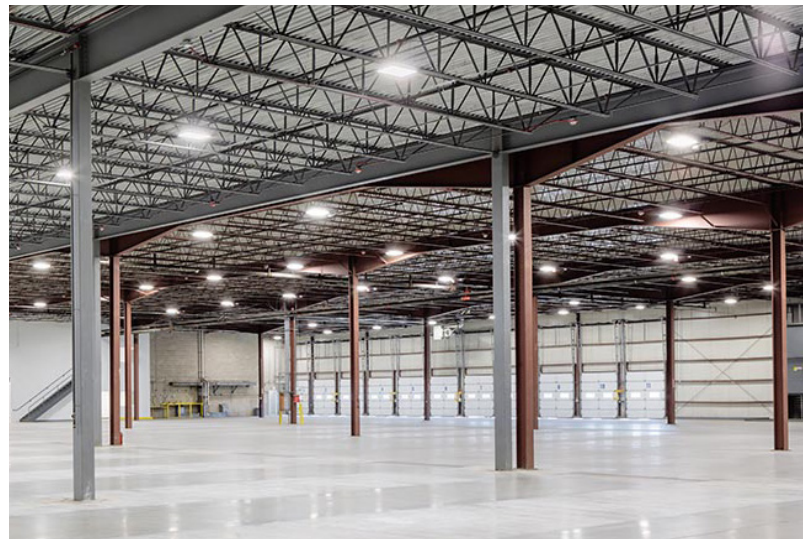
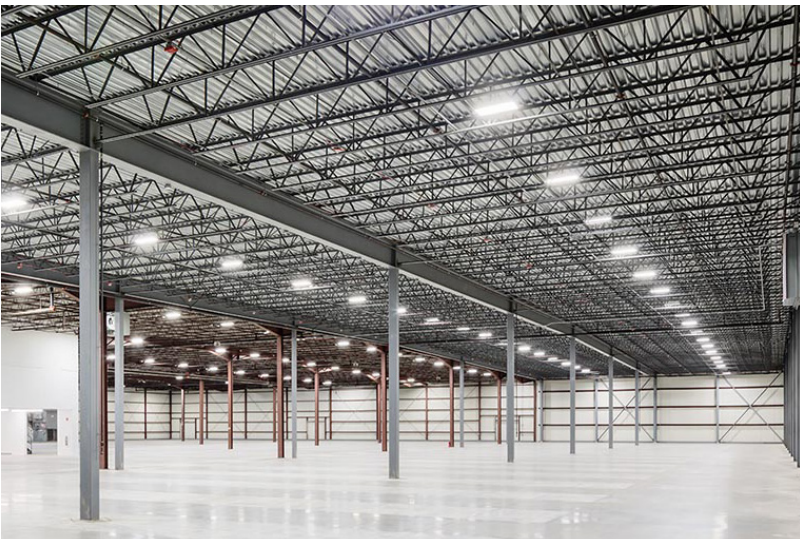


## BUILDING SPECS

	88,250 SF divisible to 36,500 SF.
<b>Building Size</b>	First floor features 65,900 SF of 26' clear warehouse space, 8,250 SF of 9' clear flex space and 2,850 SF of office space. Second floor features 7,571 SF of 12' clear forklift accessible warehouse space and 3,781 SF of office space including an 8' x 10' walk-in safe.
<b>Construction</b>	Steel frame with aluminum panel siding
<b>Lot Size</b>	3.32 acres
<b>Rail</b>	CSX Rail capable
<b>Year Built</b>	1970, renovated 2006 & 2023
<b>Zoning</b>	Industrial. The industrial park is a designated Economic Revitalization Zone (ERZ) with tax credits available for eligible companies.
<b>Floors</b>	Two
<b>Roof</b>	0.60 inch thick machine-fastened EPDM membrane with 40-year warranty installed December 2006.
<b>Clear Height</b>	26'
<b>Column Spacing</b>	40' x 50'
<b>Loading Docks</b>	11, 10 with levelers
<b>Elevators</b>	One 2,100 lb. Stanley passenger elevator with dual openings
<b>Telecommunications</b>	Comcast
<b>HVAC</b>	Gas powered ICE air exchanger/heater in warehouse. Office area is air-conditioned.
<b>Lighting</b>	All new LED fixtures throughout, motion sensor LED lighting in warehouse
<b>Power</b>	1200 AMP, three phase, four wire, 277/480 volt main
<b>Utilities</b>	Electricity - Eversource Gas - Liberty Utilities Water & Sewer - City of Manchester
<b>Life Safety</b>	Wet sprinklered throughout
<b>Restrooms</b>	Three restrooms on first floor; four on second floor plus private restroom with shower in executive office.
<b>Parking</b>	66 paved spaces (.75/1000 RSF) expandable to 101 spaces



# PROPERTY PHOTOS



# LOCATION OVERVIEW





# CORPORATE NEIGHBORS



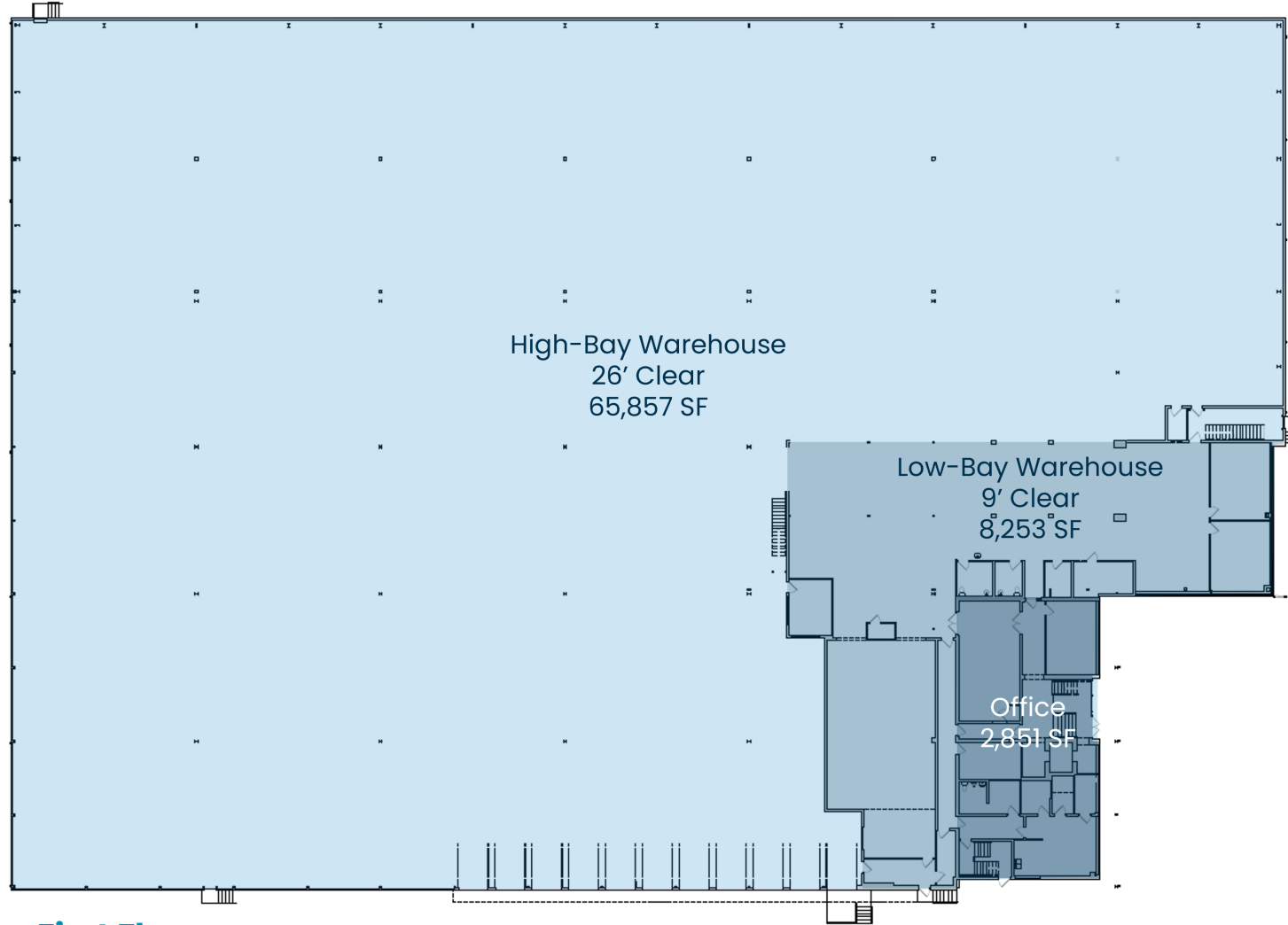
# AREA AMENITIES



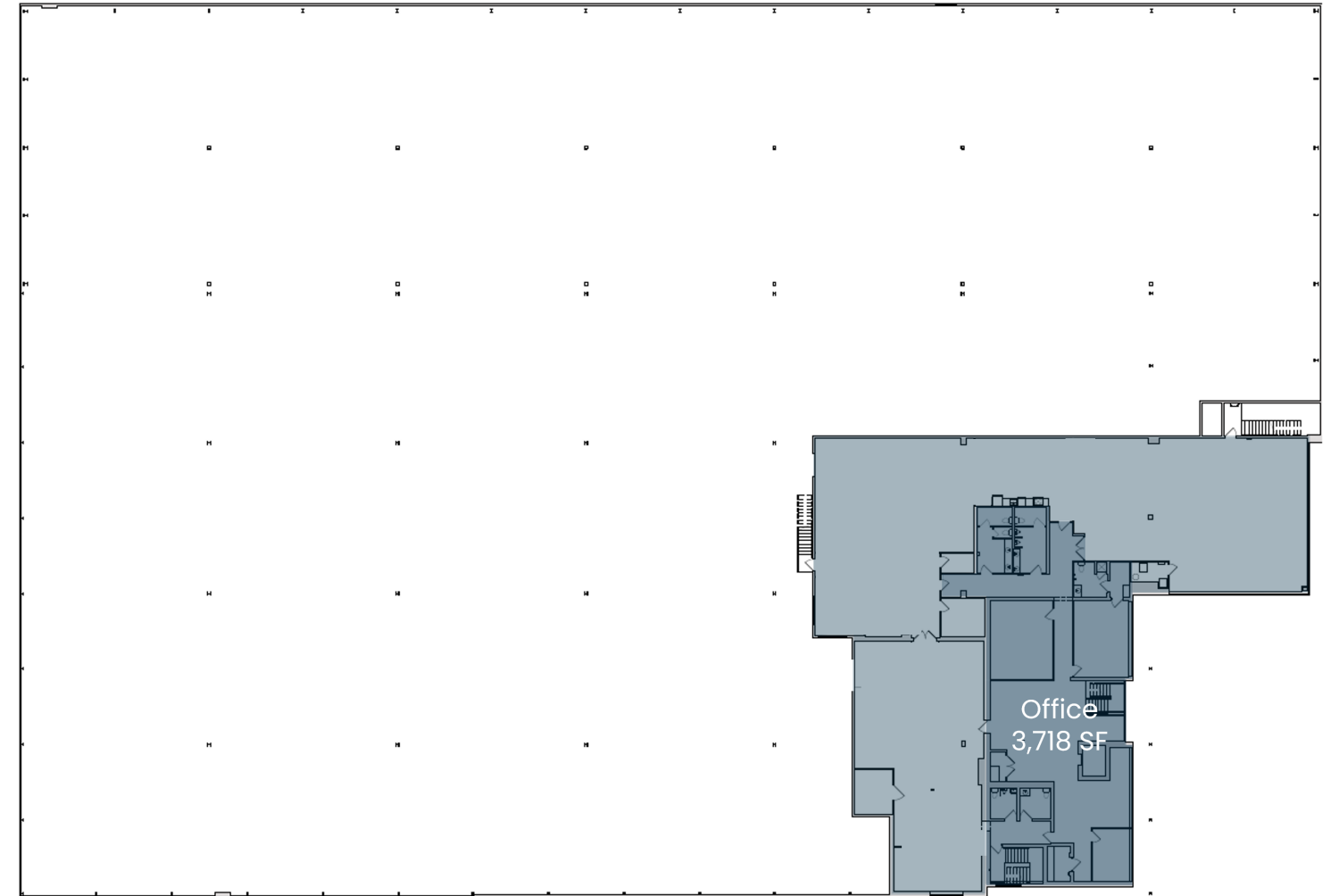


88,250 SF  
AVAILABLE TODAY

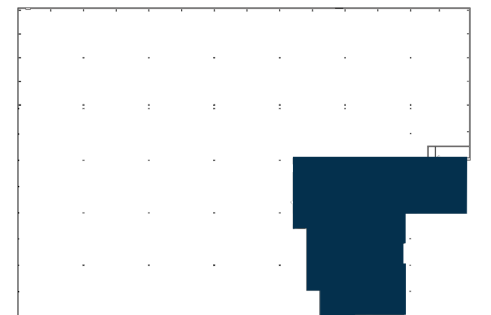
88,250 SF  
AVAILABLE TODAY



**First Floor**



**Second Floor**





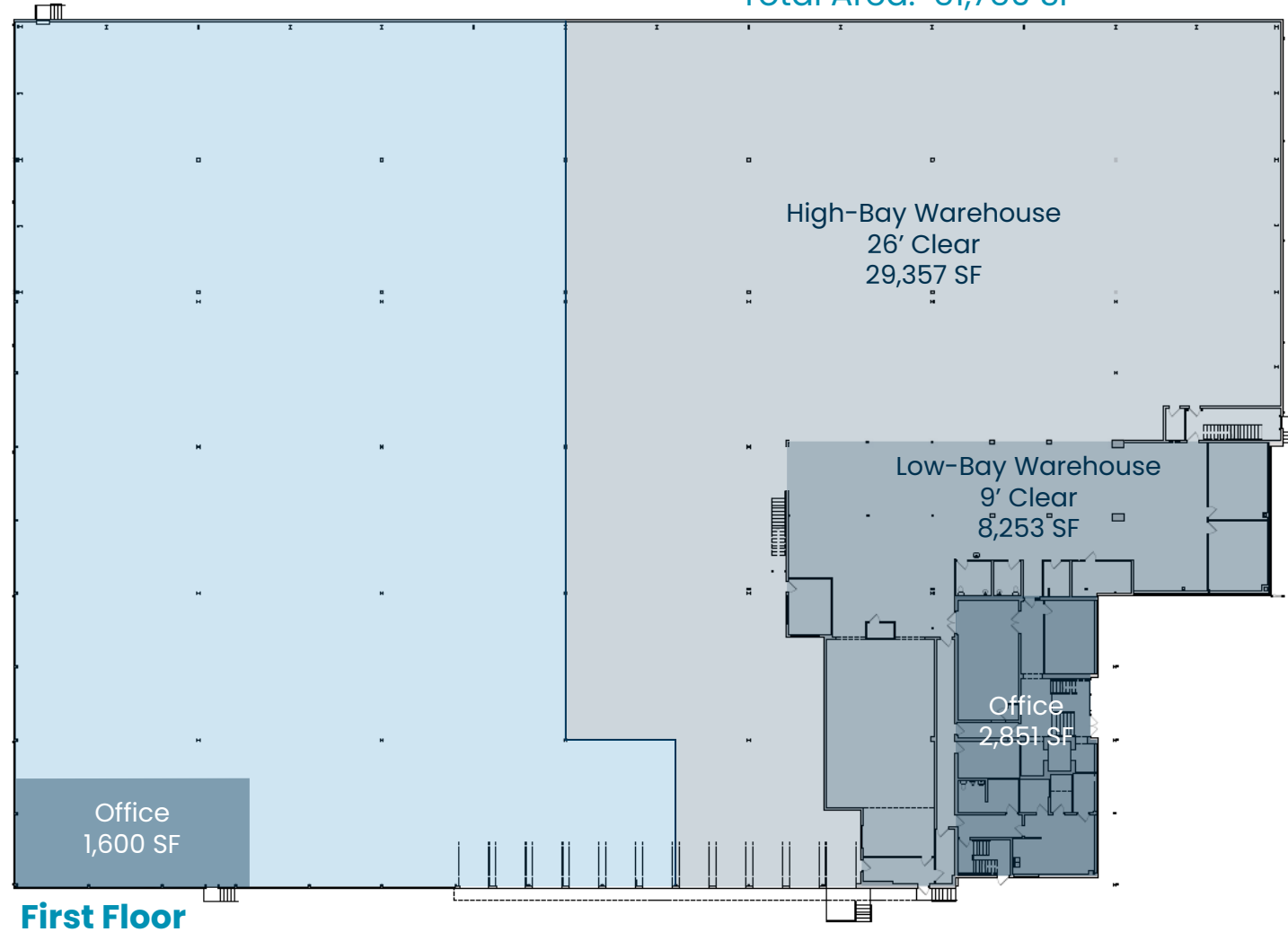
88,250 SF  
AVAILABLE TODAY

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## POTENTIAL MULTI-TENANT PLAN

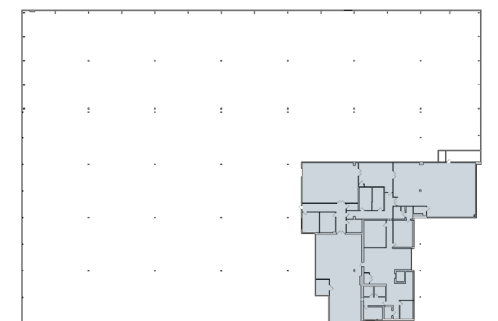
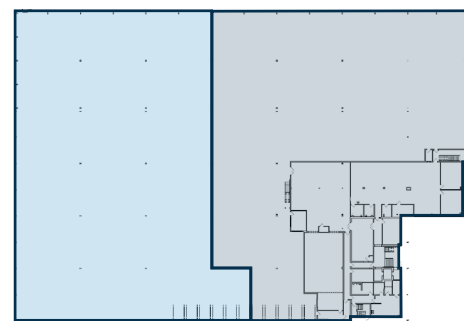
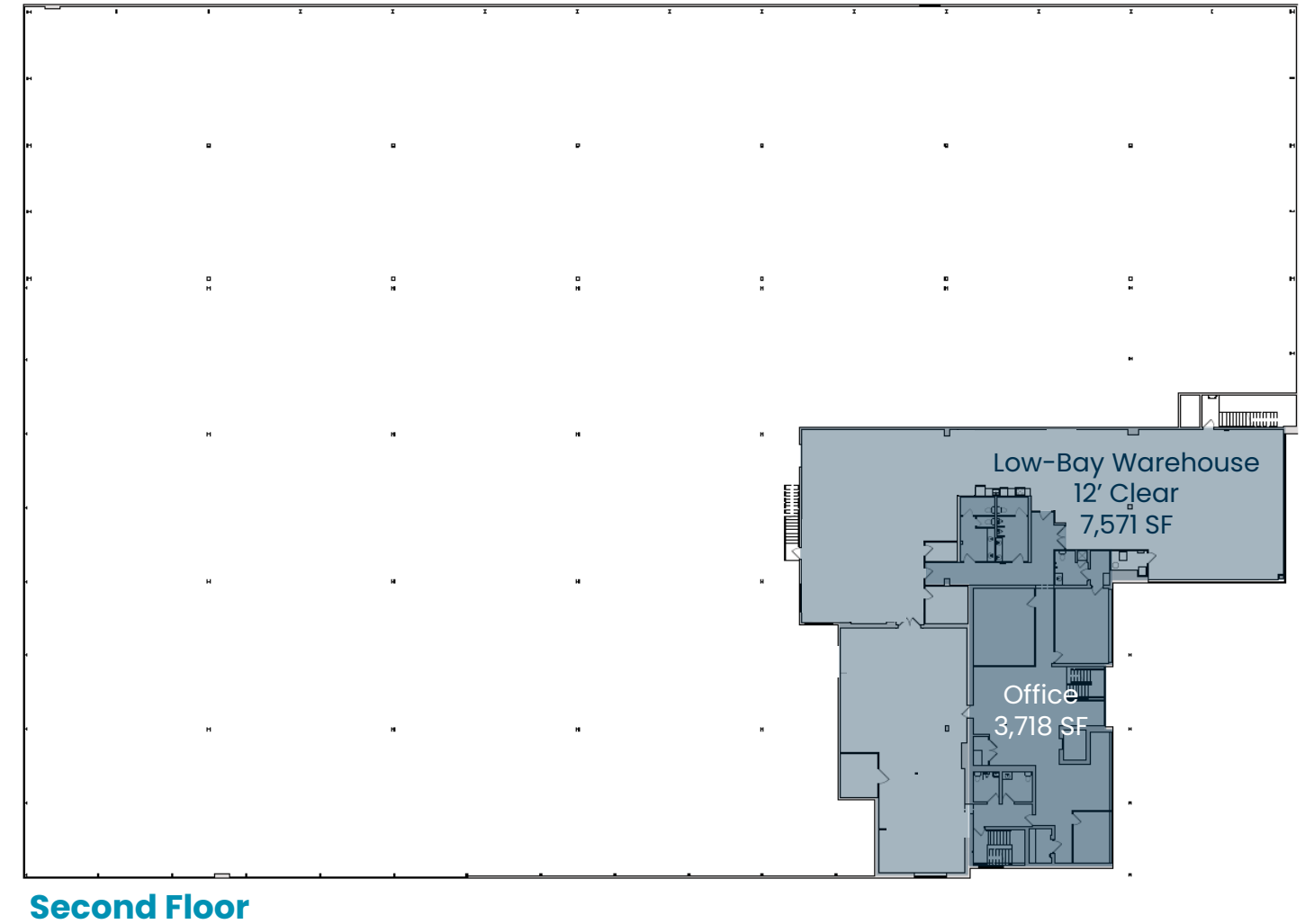
**Unit 1**  
36,500 SF

**Unit 2**  
First Floor: 40,461 SF  
Total Area: 51,750 SF



## POTENTIAL MULTI-TENANT PLAN

**Unit 2**  
Second Floor: 11,289 SF  
Total Area: 51,750 SF





88,250 SF INDUSTRIAL BUILDING  
**350 GAY STREET**  
MANCHESTER, NH



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**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
 7 Eagle Square, Concord, NH 03301-4980  
 Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)	Name of Consumer (Please Print)
Signature of Consumer	Signature of Consumer
Date	Date
<b>Cushman &amp; Wakefield of NH 012561</b>	
Provided by: Name & License #	(Name and License # of Real Estate Brokerage Firm)
Date	
_____ consumer has declined to sign this form	
(Licensees Initials)	



## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.