 JLL SEE A BRIGHTER WAY

# For sublease

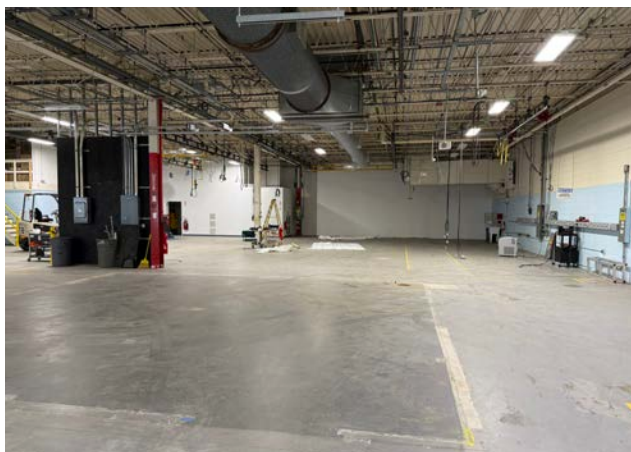
25 Nimble Hill Road  
Newington, NH

Office/Flex Building  
±38,891 SF Available



## Property Overview

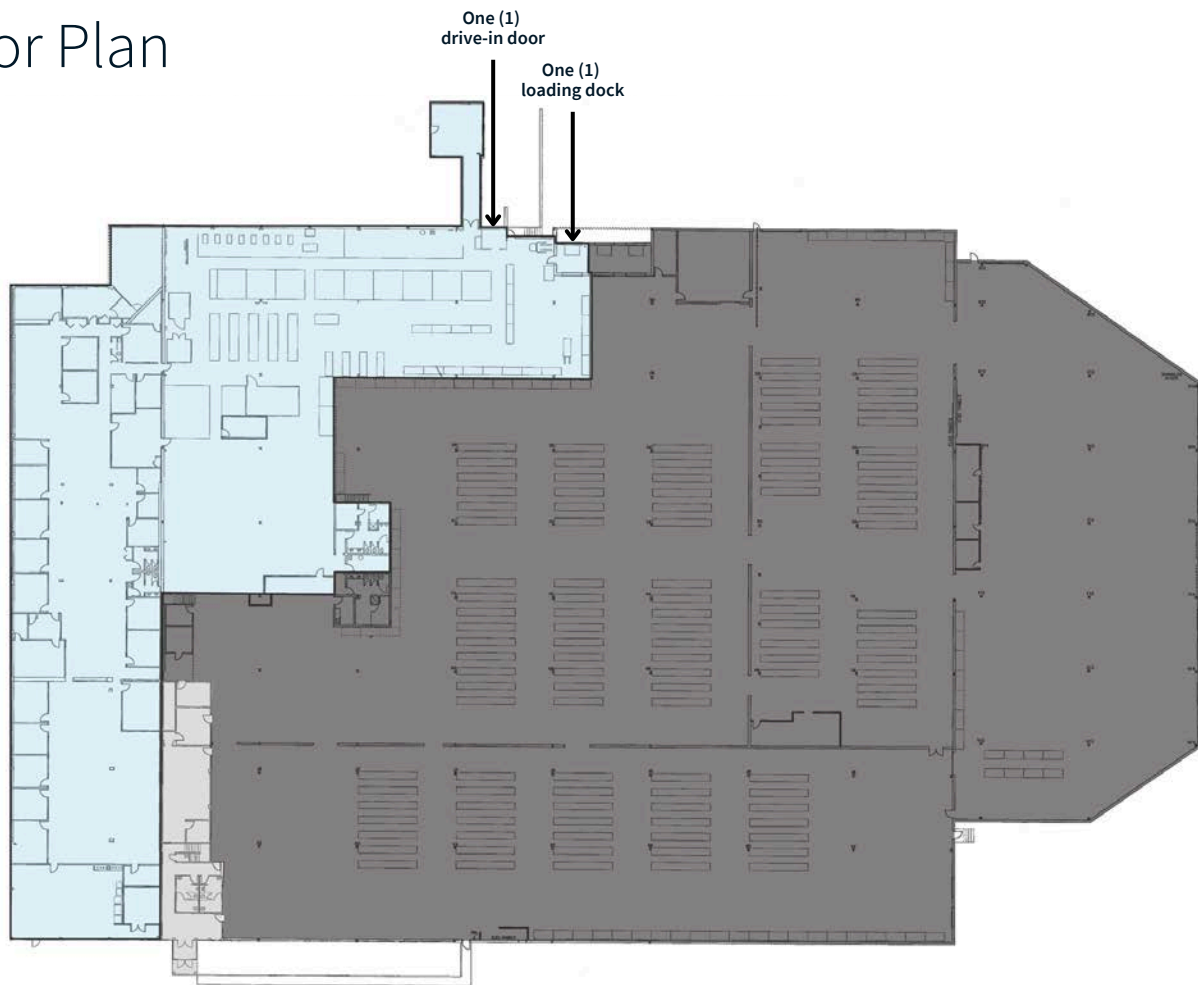
JLL is pleased to present space at 25 Nimble Hill Road, Newington, NH for sublease. This ±38,891 SF industrial space offers a blend of warehouse and office space, equipped with one tailboard-height dock and a drive-in door. Located directly off of Route 4 via Exit 4, the property has both excellent accessibility and visibility. 25 Nimble Hill Road offers a flex/industrial sublease opportunity with competitive pricing in a prime location.



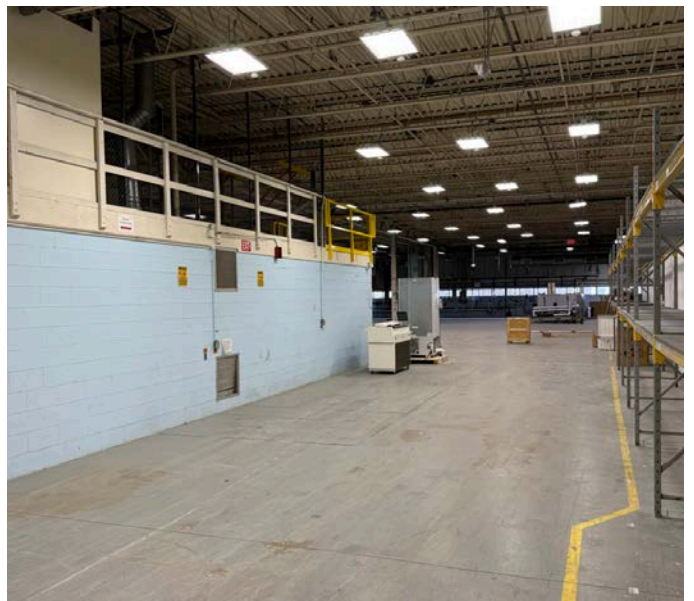
## Property Specifications

<b>Building SF</b>	±134,153 SF
<b>Available SF</b>	±38,891 SF
<b>Clear Height</b>	12' - 17'
<b>Loading</b>	One (1) loading dock w/ lift gate One (1) drive-in door
<b>Power</b>	1,600A, 480/277V 800A, 480/277V
<b>Ceiling Height</b>	12' joist 14' deck
<b>Column Spacing</b>	30' x 40'
<b>HVAC</b>	Fully HVAC
<b>Parking Ratio</b>	±3.56 / 1,000 SF
<b>Utilities</b>	
Electric:	Eversource
Gas:	Liberty
Water:	Pennichuck
Sewer:	Newington Sewer Commission

## Floor Plan



## Suite Photos





## Site Aerial



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