



For Lease

# Flex/Industrial Space

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## 4 Bud Way Nashua, NH

This single story versatile building is well suited for a variety of uses such as R&D, warehouse, light assembly, and even a direct office environment.

Ideally located just off Route 101A (Amherst Street) and within half mile of Exit 7 off Route 3/Everett Turnpike. This building is designed as a multiple bay flex building, with most units having their own tail board loading dock or drive-in door.

4 Bud Way is in a prime industrial/commercial area that is close to the airport, major transportation arteries, and all of Amherst Street's amenities, which include retail services, fitness centers, hotels, and restaurants.

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## Specifications

Address:	4 Bud Way
Location:	Nashua, NH 03063
Building Type:	Office/flex
Year Built:	1978
Total Building SF:	45,650±
Available SF:	Unit 16-20: 10,500±
Loading Docks:	Unit 16-20: 2
Clear Height:	13' clear; 16' to deck
Power:	3 phase
Utilities:	Municipal water & sewer Natural gas
Zoning:	Airport Industrial
Parking:	Ample
2024 NNN Expenses:	\$4.50 PSF
Lease Rate:	\$11.75 NNN



### Contact us:

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