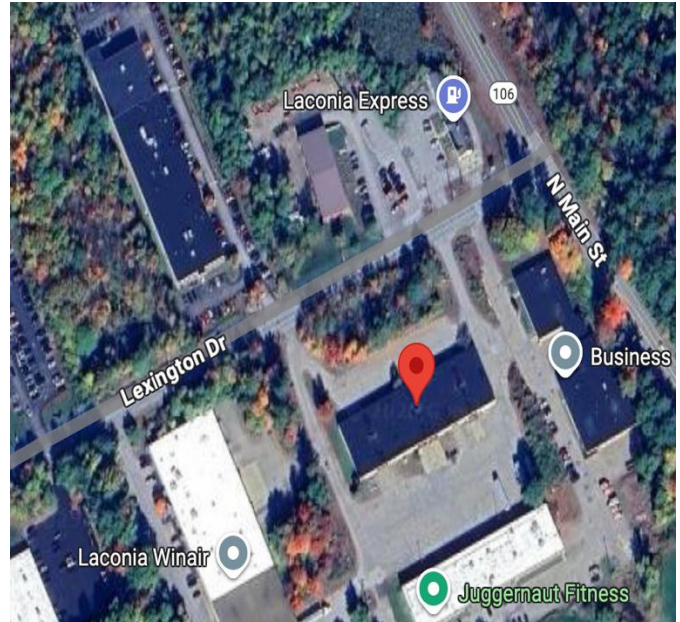


**FOR SUBLEASE
29,500 SF Industrial Building
28 Lexington Drive, Laconia NH**



Aerial provide by Google Maps

Property Description

This prime industrial property offers space tailored to meet a variety of industrial and commercial needs, situated in a well-established industrial park with excellent accessibility, 28 Lexington Drive benefits from proximity to key amenities and infrastructure, making it a prime choice for businesses.

The property is located within the Industrial Park (IP) zoning district, permitted uses include light industrial activities such as manufacturing, assembly, warehousing, and distribution centers, along with ancillary offices.

The space is open, has tailboard and drive-in loading with the possibility of the space being subdivided, providing a flexible layout suitable for a range of industrial or commercial operations, with ample room to suit tenant requirements. This property offers a rare chance to establish or expand your business in a district that balances industrial functionality with an attractive setting. There is generous off-street parking to accommodate employees and visitors.

28 Lexington Drive is located off NH Route 11/NH Route 3, offering easy access for deliveries and commuting. Seize this opportunity to sublease a strategically located property in Laconia's thriving industrial market.

For more details or to schedule a tour, contact:

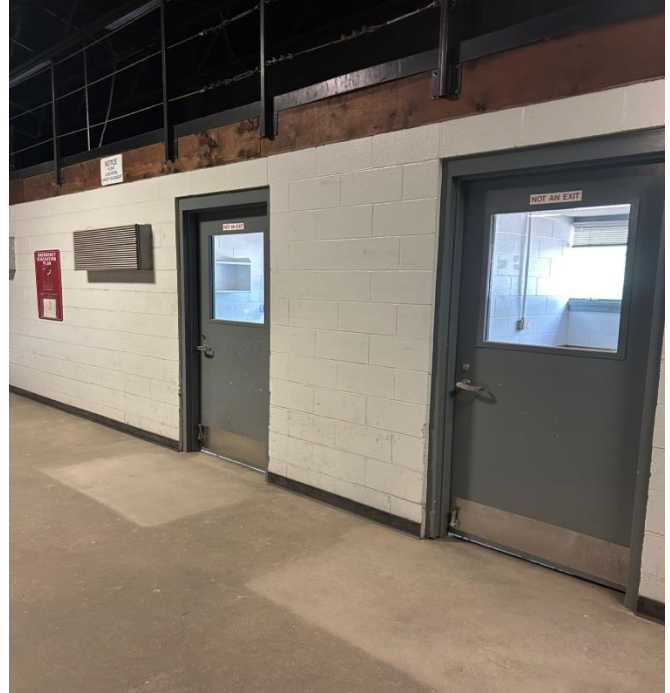
Mike Harrington (603)785-8601 or Bill Norton (603) 496-3783.

Mike Harrington, Broker

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O: 603.625.9628
C: 603.785.8601

25 Lexington Drive, Laconia NH



Building Size	29,500 SF	Water	City of Laconia
Land Size	5 Acres	Sewer	City of Laconia
Clear Height	13'8"	Natural Gas	Yes
Tailboard Docks	6	Power	3- Phase
Drive-In Docks	4	Parking	Large Parking Field
Lease Rate	\$6.95/SF	Lease Type	NNN

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