

For Lease

**Cold Storage/Warehouse
1359 Hooksett Road
Hooksett, NH 03106**



Available Space: 6,000 SF (Divisible to 2,000 or 4,000 SF)

| | |
|--------------------|--|
| Type/Use: | Cold Storage/Warehouse |
| Zoning: | PZ (Performance Zone) |
| Parking: | Ample On-site |
| Lease Rate: | \$7.00 PSF NNN |
| Comments: | Great high bay warehouse with 14' drive-in doors. Located 3 miles from Interstate 93, exit 9. |



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

For Lease

**Cold Storage/Warehouse
1359 Hooksett Road
Hooksett, NH 03106**

Building Data:

Available Space: 6,000 SF
Type / Use: Warehouse/Industrial
Ceiling Height: 20'
Windows: Thermopane
Walls: Masonry and drywall
Flooring: Asphalt
Overhead Doors: (3) 14'

Site Data:

Signage: Directory signage on D.W. Highway
Lot Size: 16 Acres in common
Frontage: Off Rte. 3 (D.W. Highway)
Parking: Ample On-site
Zoning: PZ (Performance Zone)

Utilities:

Water: Municipal
Sewer: Private – No Bathrooms
Power: 400 amp 120/240v 3 phase
Lights: High bay sodium
Heating: FHA
AC: No
Sprinklers: No
Communications: Comcast

Lease Information:

Rate: \$7.00 PSF NNN
Tax, CAM & Ins.: \$1.95 PSF (estimated)
Utilities: Direct bill from provider



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