



For Lease

# Single Tenant Retail & Warehouse

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## 97 Plaistow Road Plaistow, NH

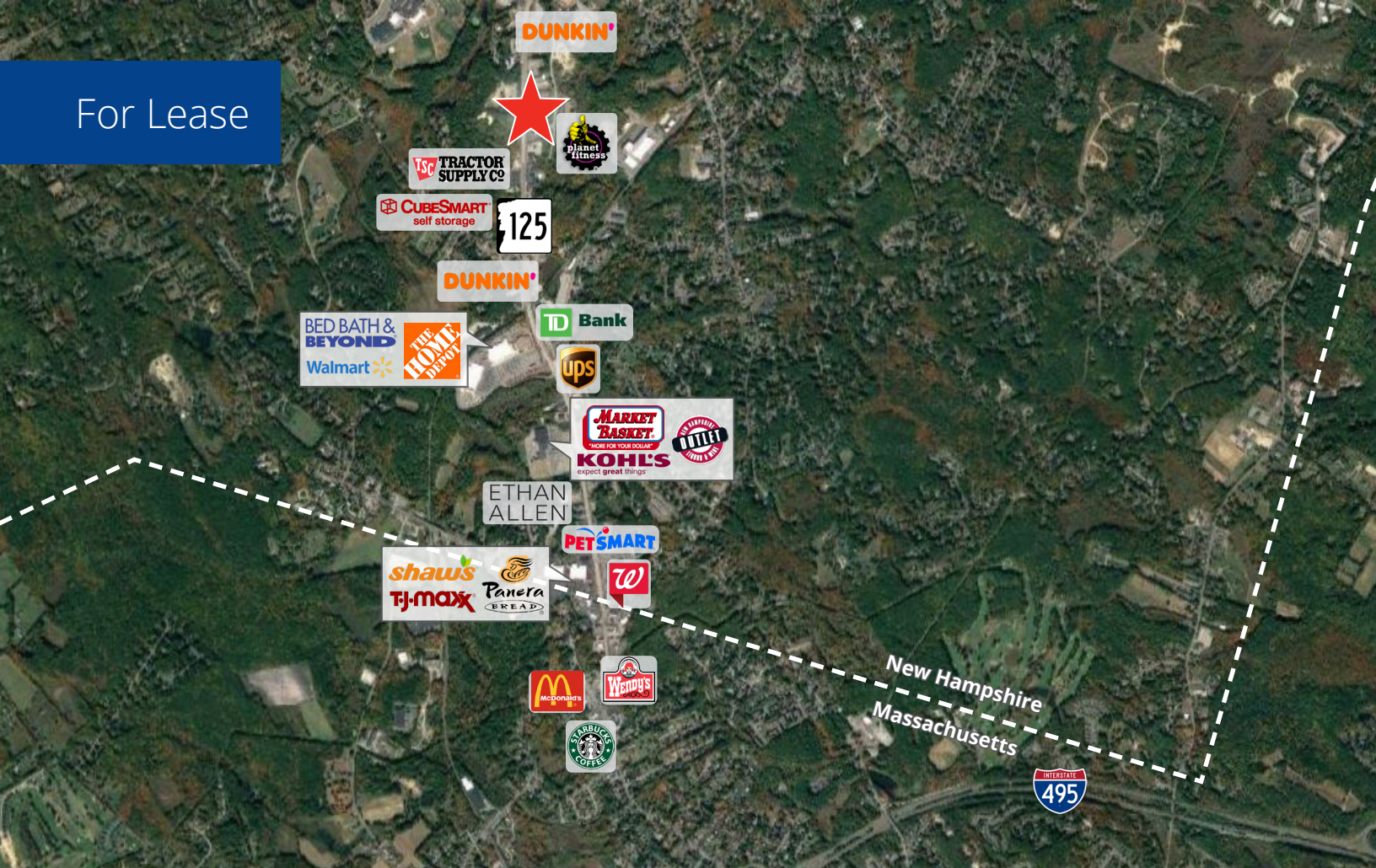
### Property Highlights

- 13,464± SF standalone building with retail and warehouse space located at a lighted intersection
- High visibility and good signage opportunity on Route 125 with 14,429± AADT per NHDOT 2021
- Building features up to 13'± clear height, 3 drive-in doors, 1 loading dock, and a wet sprinkler system
- Route 125 is a busy retail corridor home to many national retailers such as Mattress Firm, T.J. Maxx, PetSmart, Savers, Planet Fitness, Tractor Supply, CubeSmart Self Storage, Walmart, Home Depot, Market Basket, Staples, The UPS Store, Bed Bath & Beyond, and more

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## Specifications

Address:	97 Plaistow Road
Location:	Plaistow, NH 03865
Building Type:	Retail
Year Built:	1975
Total Building SF:	13,464±
Available SF:	13,464±
Utilities:	Well water & private septic Forced hot air
Zoning:	C-1
Clear Height:	13'± (warehouse)
Drive-in Doors:	3
Loading Dock:	1
Sprinklers:	Wet system
2021 NNN Expenses:	\$3.27 PSF • CAM: \$1.48 • Taxes: \$1.79
Lease Rate:	\$15.00 NNN



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