

For Lease

Flex/R&D/Cleanrooms/ Whse/Office at Century Park

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1 Wall Street Hudson, NH

Property Highlights

- Several units are available for lease in this well-maintained and continually renovated industrial/flex building at Century Park
- Available units range in size from 3,744± to 19,302± SF of flex/R&D/ light manufacturing/storage space/cleanrooms/office
- Unit C103 features 2 Class 8 cleanrooms totalling 1,600± SF
- Flexible floor plans
- High parking ratio
- Ideal commuter location situated 7± miles from Exit 3, I-93 via Route 111 and 6± miles from Exit 2, Everett Turnpike

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For Lease

1 Wall Street*

*Site lines are approximate

Specifications

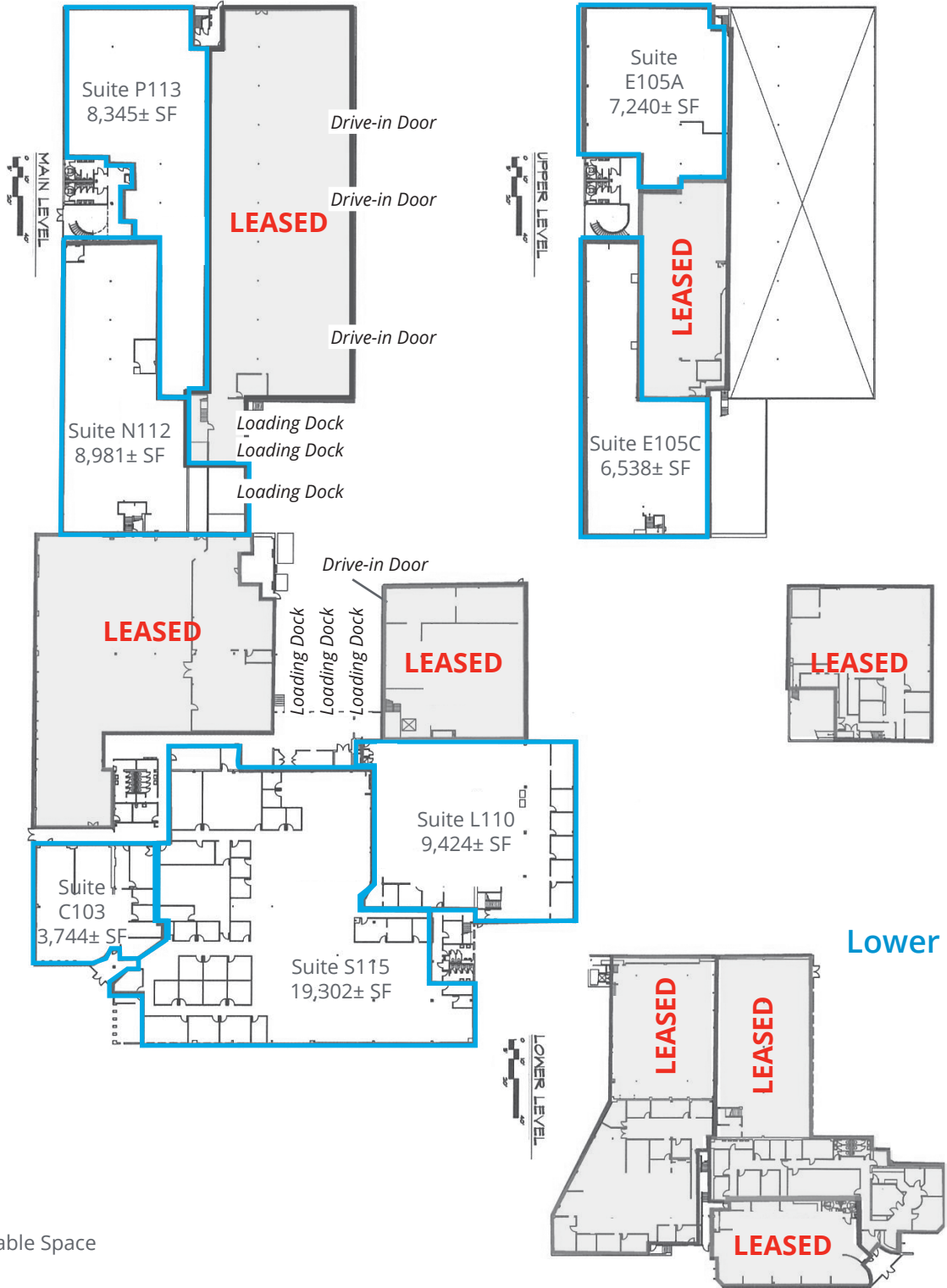
Address:	1 Wall Street
Location:	Hudson, NH 03051
Building Type:	Industrial/flex
Total Building SF:	140,885±
Available SF*:	
Cleanrooms:	Unit C103: 3,744± SF @ \$16.95 NNN
Flex/Storage:	Unit E105A: 7,240± SF @ \$8.95 NNN
Flex/Storage:	Unit E105C: 6,538± SF @ \$9.95 NNN
Whse/Storage:	Unit L110: 9,424± SF @ \$14.95 NNN
Whse/Storage:	Unit N112: 8,981± SF @ \$12.95 NNN
Flex/R&D/Storage/Office:	Unit P113: 8,345± SF @ \$14.95 NNN
Flex/R&D/Storage/Office:	Unit S115: 19,302± SF @ \$14.95 NNN
Contiguous SF:	32,470±
Acreage:	9.89±
Clear Height:	Varies from 9'± to 14'±
Utilities:	Municipal water & sewer Natural gas fired rooftop HVAC system
Electrical:	(1) 2,000A; 208V; 3 phase (1) 3,000A; 480/277V; 3 phase
Sprinklers:	100% wet system
Telecommunications:	Cat 5, T-1 lines, Fiber, and Comcast
Zoning:	Industrial
Parking:	High parking ratio
Loading Docks:	1 (Unit N112); 3 common
2024 Est. NNN Expenses:	\$3.47 PSF

*All rates shown are "as-is where is".



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Floor Plans



Available Space

L-0 <small>LOWER LEVEL</small>	ENTIRE BUILDING LOWER LEVEL MAIN LEVEL UPPER LEVEL	BERARD-MARTEL ARCHITECTURE, INC. <small>97 SOUTH RIVER ROAD BOSTON, NEW HAMPSHIRE 03102 603 888 7900 FAX 603 888 4480</small>	CENTURY PARK ONE WALL STREET HUDSON, NH		
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*Not to scale