



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR LEASE 7B RAYMOND AVENUE SALEM NH



WAREHOUSE / INDUSTRIAL SPACE

AVAIL. S.F.: Southeast Salem Business Park, 7B Raymond Avenue, a total of **7,400 RSF**

ACCESS: Exit 2, Interstate 93 is only 1/2 mile away

OFFICE: 562 SF of office comprised of two offices, two ADA bathrooms & a kitchenette

LOADING: (1) 8' x 8' dock door and (1) 12' x 12' dock door

CLEAR HGHT: 24' w/ESFR sprinkler system

INTERNET: Comcast

UTILITIES: Municipal sewer, water & bulk propane

PARKING: 2 spaces/1,000 SF

LAND: Comm/Industrial zoned

ELECTRIC: 200 Amps, 120/208V 3 phase

HVAC: A/C in office areas



8' x 8' Dock Door



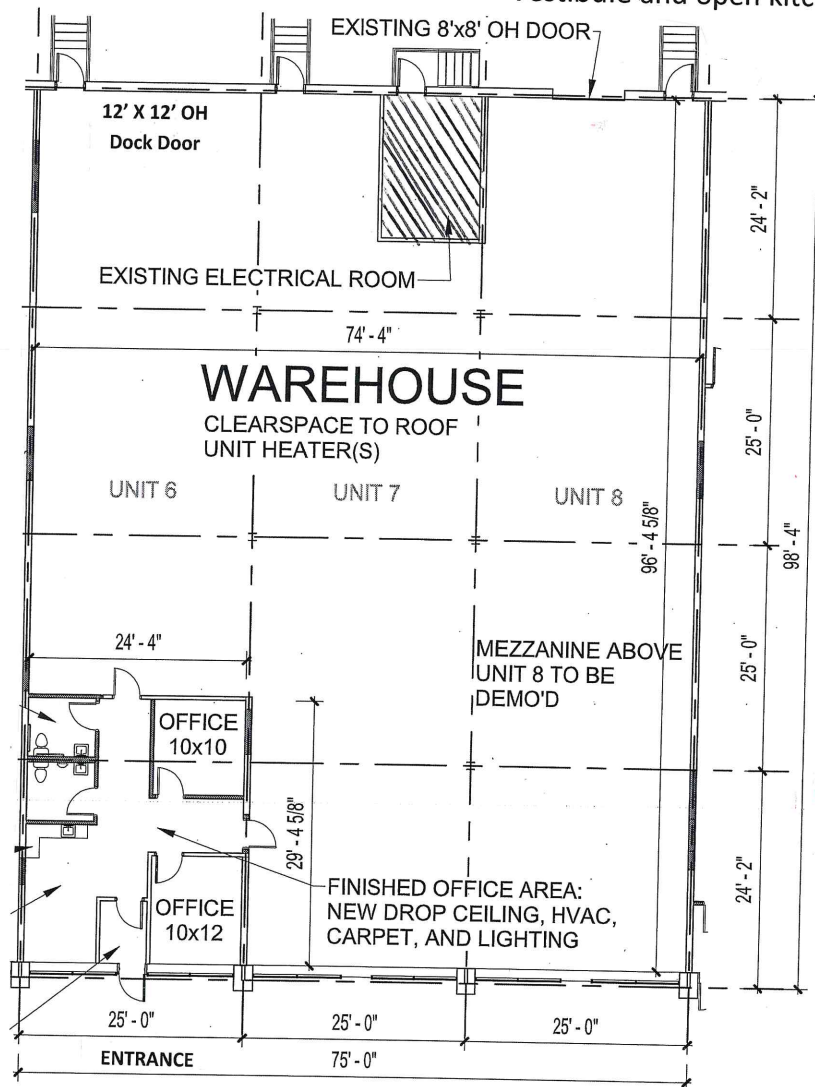
12' x 12' Dock Door



Front of warehouse area



Vestibule and open kitchenette area



PRICE: \$12.00 SF NNN **Reduced to \$11.00 SF NNN**
\$3.20 SF CAM/RE Tax estimated for 2024

COMMENTS: 1- Modern space in 'personal income tax free' NH, outstanding access from Exit 2
2- Tractor trailers cannot be parked overnight at docks, gym/athletic uses will not be considered.
3- Available immediately

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