



For Lease

# Customizable Office Space

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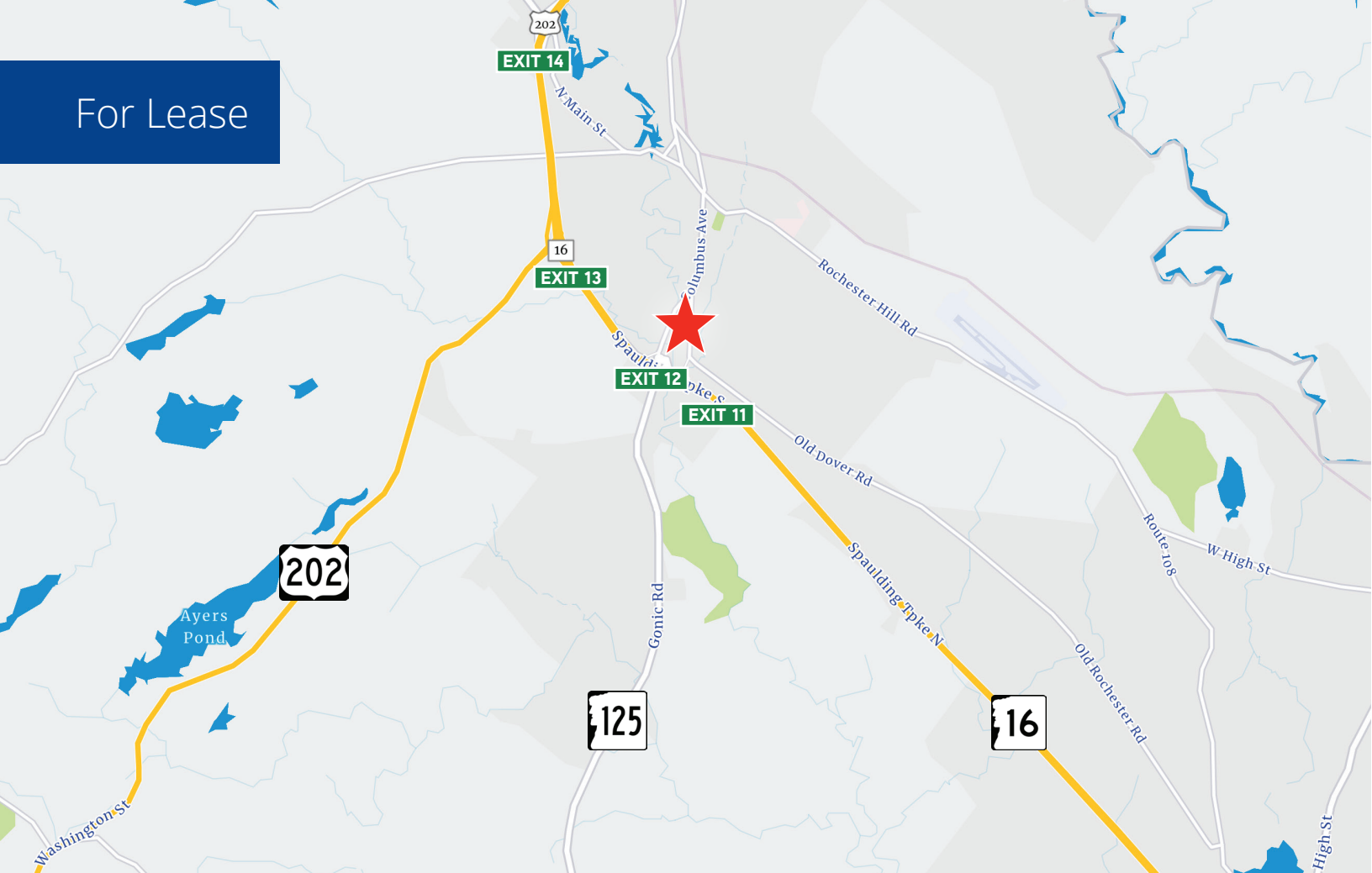
## 25 Old Dover Road Rochester, NH

### Property Highlights

- Office space available for lease at 25 Old Dover Road in Rochester, NH
- Suite M is 1,989± SF of office space located in the rear of the building
- Space is currently in raw condition, but Landlord will work with the Tenant to customize and complete the build-out to meet their needs
- Property was re-zoned to Residential-2 (R-2); any uses not conforming to current R-2 zoning requirements will require a variance or other necessary municipal approvals
- Easy access off Exits 11 and 12 from Route 16/Spaulding Turnpike and Route 125 and in close proximity to all downtown amenities

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## Specifications

Address:	25 Old Dover Road
Location:	Rochester, NH 03867
Building Type:	Industrial/warehouse/distribution/flex
Year Built:	1960
Total Building SF:	70,580±
Available SF:	Suite M: 1,989±
Utilities:	Municipal water & sewer Forced hot air by natural gas Central AC
Zoning:	R-2
Sprinklers:	Wet system
Power:	200A; 120/240V; 3 phase
2024 NNN Expenses:	\$2.50 PSF
Lease Rate:	\$12.50 NNN

### Contact us:

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# Suite M Floor Plan

