

For Lease // Flex Office Condo



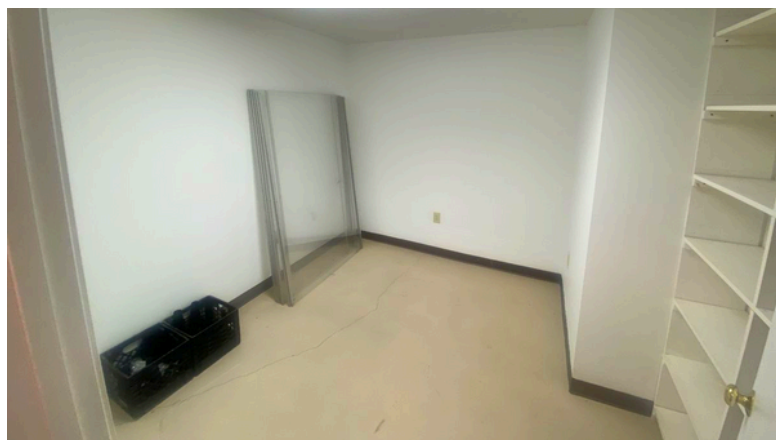
31 Old Nashua Rd. Suite 13, Amherst, NH



2,412 SF

About:

This versatile light industrial/flex/office condo offers a rare opportunity to establish or expand your business in a well-designed and attractive complex. Located in a convenient, park-like setting with flexible zoning allows for a wide variety of flex, industrial, office, and retail uses. Space 13 available at 2,412 square feet.



Contact Details:

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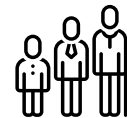
Population

1 mile: 1,254
3 miles: 15,263
5 miles: 39,751



Median Income

1 mile: \$151,198
3 miles: \$113,909
5 miles: \$118,884



Median Age

1 mile: 51 years
3 miles: 43 years
5 miles: 43 years

Property Overview:

LEASE SPACE:	2,412 SF
LEASE PRICE:	\$15.00 SF/yr (NNN)
BUILDING SIZE:	5,872 SF
YEAR BUILT:	1988
ZONING:	Industrial
TRAFFIC COUNT (101A):	27,237 VPD

Property Highlights:

- Flexible zoning allows for a variety of uses
- Attractive park-like setting
- Abundant Parking
- Convenient location just off Hwy 101A
- Current layout includes reception area, four offices, three restrooms, and several large work areas