

16 Manning Street ~Unit 103~ Derry, NH 03038



*Berkshire Hathaway Verani
Commercial Services is pleased to
announce the availability of
Unit 103*

at the Granary on Manning Street in Derry, NH. This 995 +/- SF unit, includes a large front retail area and an equally large rear area that can be used for additional public area or for office/storage. This unit has a private restroom and separate heat/AC/electric. Be a part of this historical part of Derry. The building is completely updated with modern amenities, but still has preserved many of the original building's features. Located on busy Route 102 and just off I-93 Exit 4.

\$1,600 per month
Modified Gross

Scott Reiff
603-845-9972

E-mail:Scott.Reiff@Verani.com

Corporate Office: 603-845-2500

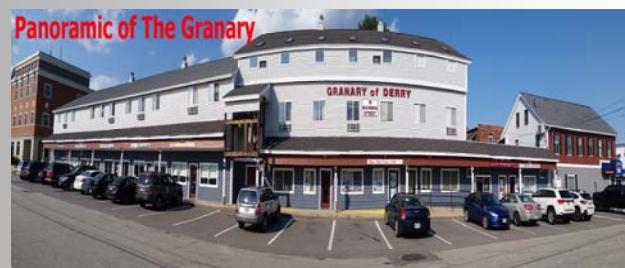
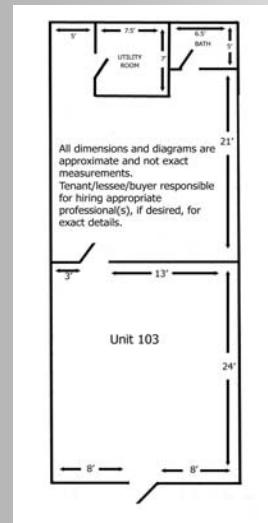


BERKSHIRE HATHAWAY
Verani Realty
Commercial



For Lease

- 995 +/- SF retail/office space
- Large front retail area
- Large rear area for office/storage
- Private restroom
- Separate heat/AC/electric
- Modern amenities with old world charm
- Unique signage available
- Ample parking in front of unit as well as surrounding building
- Excellent location



The information contained herein is from sources deemed reliable, but is not guaranteed by Berkshire Hathaway Verani Realty or listing agent. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice.

General Unit Information

*Unit #:103 16 Manning Street, Derry, NH 03038

* Full description individual unit: Unit 103, 995 +/- SF, is now available for lease. Current configuration has large front retail area and an equally large rear area that can be for additional public area or for office/storage use for business. Unit has one private restroom and separate heat/AC/electric. Excellent signage on building and unit.
* Unit Pricing: \$1,600 per month plus utilities (Modified gross)

Site Data

- * Unit size: 995 +/- SF
- ▽* Unit located on floor: First
- ▽ Number of Bathrooms within unit or utilized by unit: One private restroom
 - Included in unit: Furniture: If any exists, neither the condition or functionality is represented by Landlord.
 - Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
 - Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
- Other: _____
- ▽* Parking spaces for unit: 25 public spaces directly in front of unit. Reserved space(s) can be made available in rear of property.
- * Number of docks: _____ Door height: _____ NA
- * Number of drive-in doors: _____ Door height: _____ NA
- * Communications network: (DSL, cable, phone line only, etc.) High-speed
 - Signage: Signage on building above unit. Signage on building facing Unit 102 is available as well as window signage, as permitted by Town of Derry
- ▽ Floors (Carpeted, concrete, tile, etc.) Currently carpeted in front section and tiled in rear portion.
- ▽* Ceiling height: 10 +/- Varied
- * Heat source (Fuel)/Heat Type: Propane / Forced hot air _____
 - Air conditioning Source/Type: Central AC
- * Handicapped access: Located on first floor
 - Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.
- ▽ Sprinklers: Wet Dry None:
- * Electrical Service: Electrical service provided is typical for this type of unit. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.
- Additional Features: _____

Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but we make no representation or warranties, expressed or implied, as to accuracy of the information.

16 Manning Street



Panoramic of The Granary



View from Broadway





Unit 103



