

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

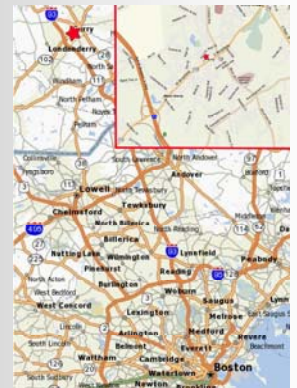
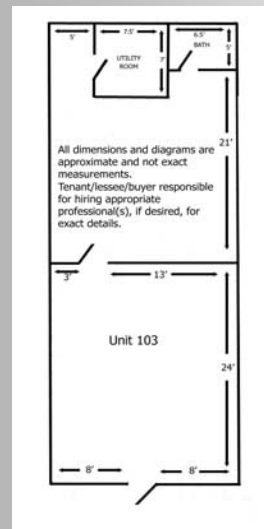
Scott Reiff
603-845-9972

E-mail: Scott.Reiff@Verani.com

Corporate Office: 603-845-2500

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



BERKSHIRE HATHAWAY
Verani Realty
Commercial



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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: _____

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16 Manning Street





Unit 103



