



# Warehouse/Flex Space

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223 Second Street  
Manchester, NH

## Property Highlights

- Centrally located 39,139± SF warehouse building on .69± acres
- Two warehouse/flex spaces are available for lease on the 1st floor: Unit 2 is 2,750± and Unit 10 is 7,500± SF
- One 8,536± SF office space is available for lease on the 2nd floor
- Accessibility for future users via 1 common area loading and box height door; potential to add a second drive-in door
- Current tenants: S&L Cleaning occupies 1,042± SF with exclusive drive-in door, Jernigan Woodworking occupies 2,000± SF, Disomus Escape occupies 2,725± SF, and Revive Recovery occupies 2,832± SF
- Ample parking in lot across the street on the corner of Second and Blaine Streets
- Excellent highway access to Exit 5, off I-293; 25 minutes to Massachusetts border

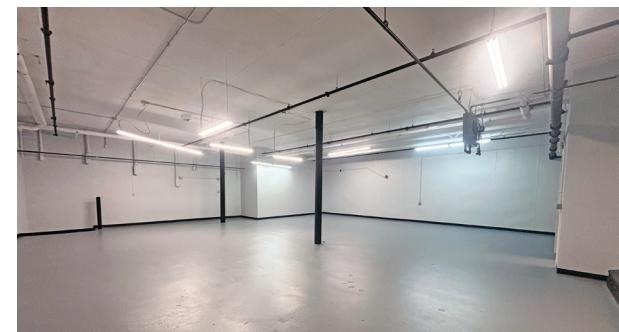
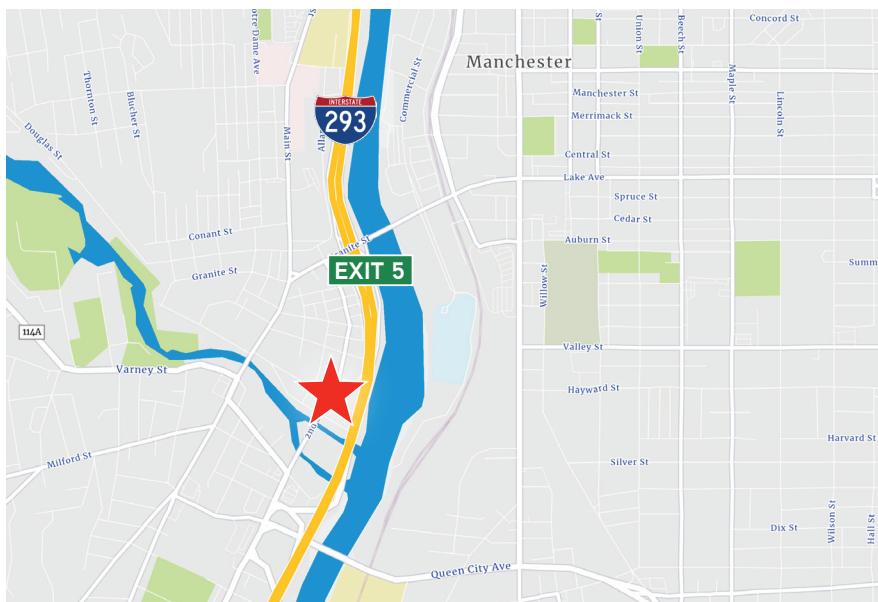
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# For Lease

## Specifications

Address:	223 Second Street
Location:	Manchester, NH 03102
Building Type:	Warehouse
Year Built:	1920
Total Building SF:	39,139±
1st Floor Available SF:	Unit 2: 2,750± Unit 10: 7,500±
2nd Floor Available SF:	8,536±
Acreage:	0.69±
Utilities:	Municipal water & sewer; natural gas
Zoning:	B-2 General Business
Clear Height:	Varies
Ceiling Height:	Varies
Loading:	1 dock, 1 box height, 1 drive-in (potential to add 2nd drive-in)
Power:	1200A; 340V; 3 phase
Sprinkler System:	Wet
Security System:	Yes
2023 NNN Expenses:	\$2.53 PSF • CAM: \$1.88 • Taxes: \$0.65)
Lease Rate:	\$8.50 NNN

## Locator Map



## Contact us:

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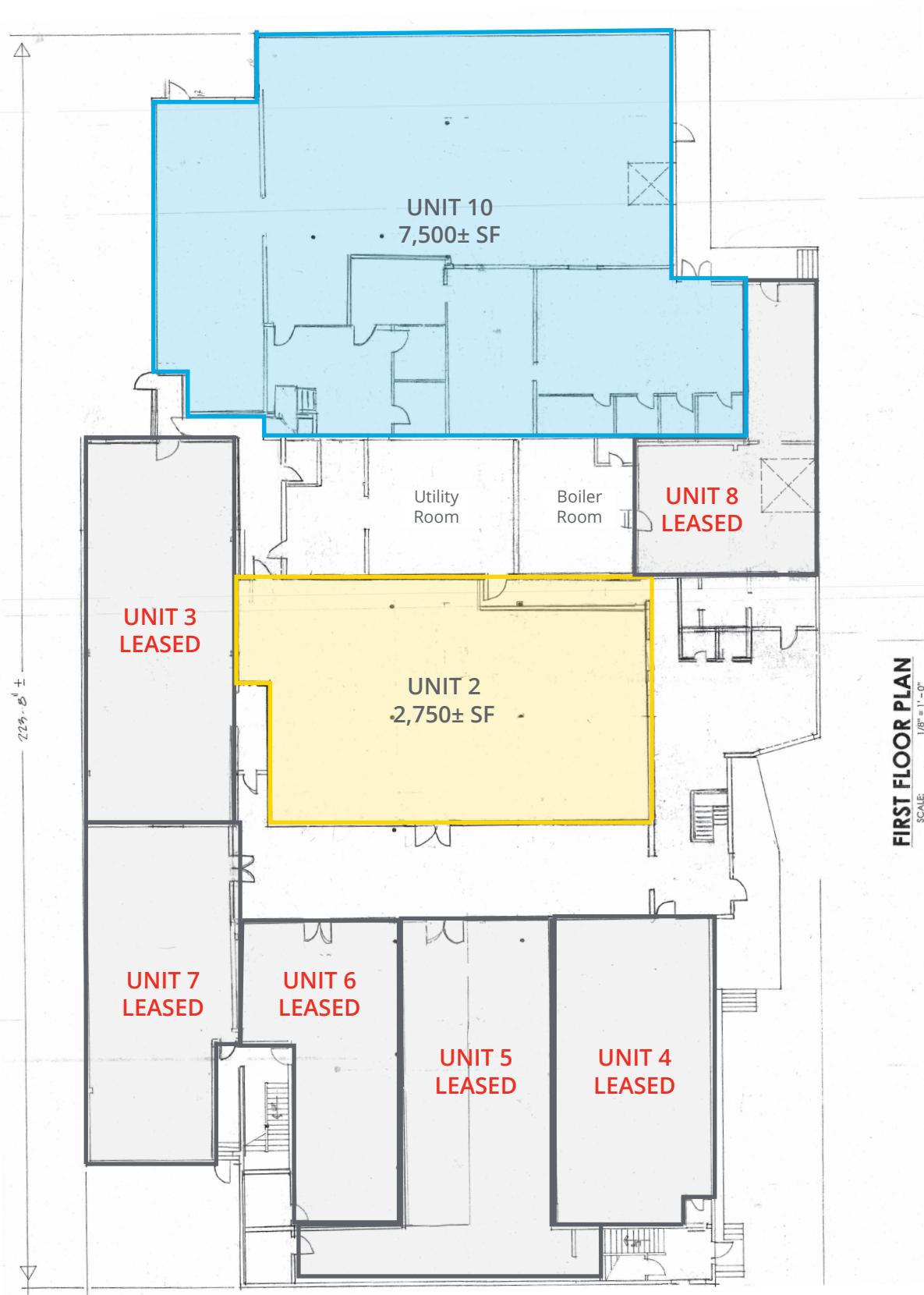
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# 1st Floor Plan



## 2nd Floor Plan

