



**31 AUBURN STREET  
MANCHESTER, NH**

**INDUSTRIAL  
SPACE FOR  
LEASE**



**DAVE TANGUAY**  
SENIOR ASSOCIATE



**WAREHOUSE AND OFFICE SPACE**



## DESCRIPTION

**For Lease:** \$12 NNN

**Available Space:**  $\pm 3,800$  SF available starting **October 1, 2025**

**Location:** 31 Auburn St, Downtown Manchester

- Just blocks from SNHU Arena and Elm St

**Building Type:** Industrial / Flex / Retail

- Condition: Meticulously maintained, in excellent condition

**Utilities:**

- 3-phase power, Natural gas heat, City water and sewer

**Warehouse Space:**

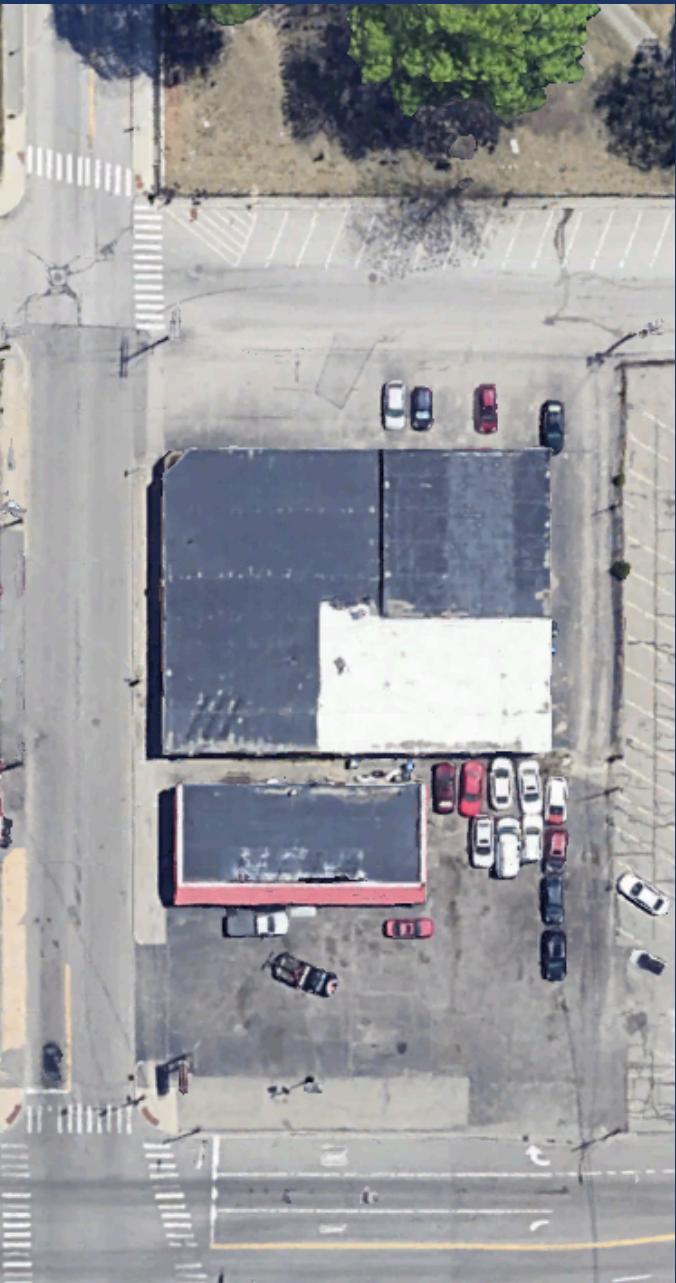
- $\pm 2,500$  SF free span warehouse
- Overhead electronic door at rear

**Office/Support Space:**

- $\pm 1,300$  SF including:
  - Multiple private offices, Storage rooms, Reception area, and a Full kitchen

# INTERIOR PHOTOS





# AERIAL VIEW

