



SPERRY
COMMERCIAL REALTY ASSOCIATES

**31 AUBURN STREET
MANCHESTER, NH**

**INDUSTRIAL
SPACE FOR
LEASE**



DAVE TANGUAY
SENIOR ASSOCIATE



WAREHOUSE AND OFFICE SPACE



DESCRIPTION

For Lease: \$12 NNN

Available Space: ±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:

- ±2,500 SF free span warehouse
- Overhead electronic door at rear

Office/Support Space:

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

INTERIOR PHOTOS



AERIAL VIEW

