



For Lease

# Industrial/Whse/ Flex Building

## Hugo F. Overdeput, CCIM

Vice President  
+1 603 560 2764  
hugo.overdeput@colliers.com

## Andrew Robbins

Senior Associate  
+1 857 366 1891  
andrew.robbins@colliers.com



175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliers.com

## 5 Hudson Park Drive Hudson, NH

### Property Highlights

- 122,803± SF two-story industrial/flex building with 9 loading docks and 2 drive-in doors
- Upper level space available for lease is 28,709± SF and consists of mostly open production space, an office area, and 2 loading docks
- Grade level space available for lease is 35,336± SF and consists of production space with 3 loading docks and 1 drive-in door
- An additional 58,758± SF of grade level production/warehouse space is available for lease and includes a drive-in door, 4 loading docks, and a café
- Ideal commuter location situated 7± miles from Exit 3, I-93 via Route 111 and 6± miles from Exit 2, Everett Turnpike

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.



# For Lease

## Specifications

Address:	5 Hudson Park Drive
Location:	Hudson, NH 03051
Building Type:	Industrial/warehouse/flex
Year Built/Renovated:	1976-1978/2021
Total Building SF:	122,803±
Available SF:	Areas 1, 2, 3, 6: 58,758± @ \$12.95 NNN Areas 4 & 5: 35,336± @ \$10.95 NNN Area 7: 28,709± @ \$11.95 NNN
Acreage:	5.24±
Utilities:	Municipal water & sewer; natural gas fired suspended unit heaters in warehouse; rooftop HVAC in office & production areas
Zoning:	Industrial
Parking:	Ample
Clear Height:	Office: 8'± Production: 9'8"± Warehouse: 15'2"±
Drive-in Doors:	Area 2: 1 Area 5: 1
Loading Docks:	Area 3: 4 Area 4: 3 Area 7: 2
Sprinklers:	Wet system
Power:	1,600A; 480/277V; 3 phase 400A; 480/277V; 3 phase
2023 Est. NNN Expenses:	\$2.81* PSF

\*Including taxes.



### Contact us:

#### Hugo F. Overdeput, CCIM

Vice President  
+1 603 560 2764  
hugo.overdeput@colliers.com

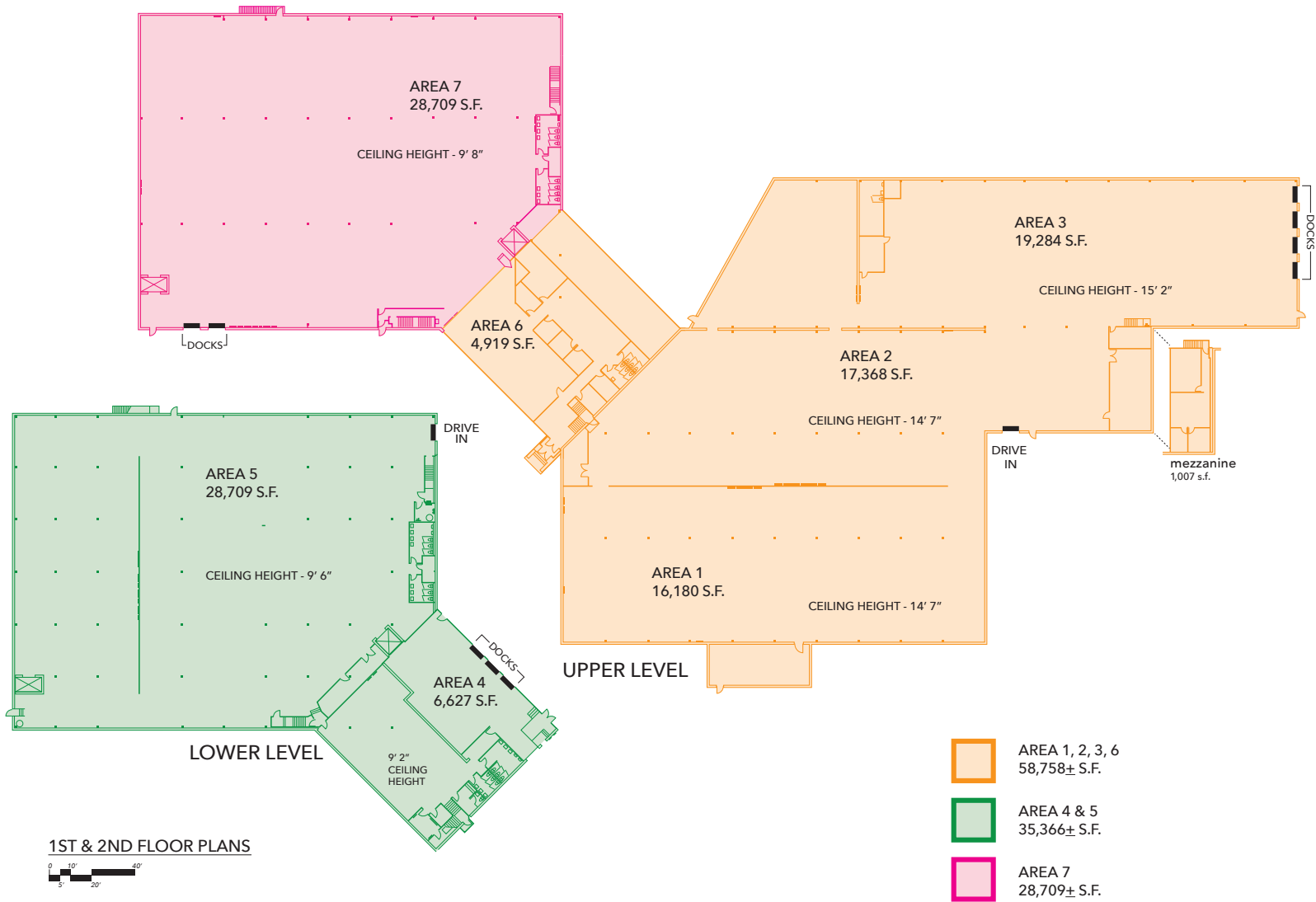
#### Andrew Robbins

Senior Associate  
+1 857 366 1891  
andrew.robbs@colliers.com



175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliers.com

# Floor Plans



\*Not to scale