

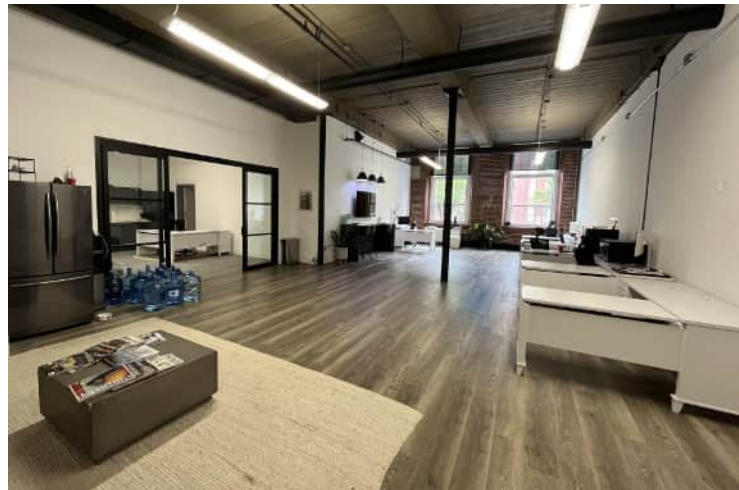
WAUMBEC MILL

250 COMMERCIAL STREET | MANCHESTER, NH

OFFICE SPACE FOR LEASE

FEATURES

- ✓ Exposed Brick & Beam Construction
- ✓ Ceiling Heights Up to 14'±
- ✓ River & Millyard Views



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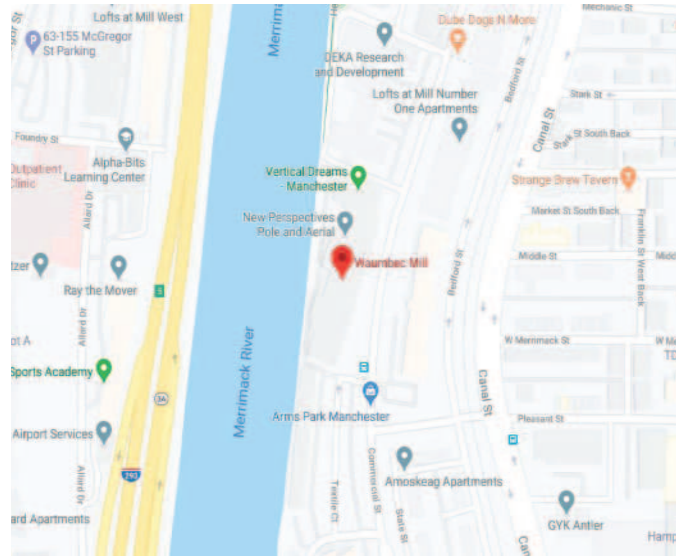
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250 COMMERCIAL STREET | MANCHESTER, NH

Excellent leasing opportunity at Waumbec Mill, a 450,000± SF renovated historic brick-and-beam property located along the Merrimack River. This beautifully restored mill offers modern office space with character, featuring exposed brick, heavy timber construction, oversized windows, and ceiling heights up to 14'± with river and Millyard views. The building is equipped with passenger and freight elevators, multiple loading docks, and an on-site café. Suites ranging from 638± SF to 1,790± SF offer flexible layouts for a variety of users, with turnkey fit-up, space planning, and design services available through ownership. Ideally located just off I-293 with easy access to Routes 101 and I-93. Attractive lease rates make this a highly competitive and affordable option in a historic setting.

SPECIFICATIONS

BUILDING SIZE:	450,000± SF
AVAILABLE SF:	Suite 2008 1,790± SF Storage 3: 638± SF
ACREAGE:	3.7 Acres
ZONING:	MILL - Millyard District
YEAR BUILT:	1898 (Renovated in 1996 & 2007)
STORIES:	5
ELEVATORS:	1 Passenger, 1 Freight
LOADING:	Two Tailboard-height Docks
CEILING HEIGHT:	14'±
UTILITIES:	Municipal Water & Sewer, Gas (Liberty Utilities)
POWER:	2,000A, 480V, 3-phase
PARKING:	250 Spaces
HVAC:	Gas-fired, Forced Hot Water/ Baseboard or Forced Hot Air Units
FIRE PROTECTION:	Wet Sprinkler System
SECURITY:	Security Cameras & Key Card Access



All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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