

# FOR LEASE

472 AMHERST  
STREET  
NASHUA, NH



# 472 AMHERST STREET • NASHUA, NH

This industrial/flex facility in New Hampshire's second largest city has something for everyone. Conveniently located on one of Nashua's most traveled roadways, 472 Amherst Street offers 98,500+/- sq. ft. of office, retail, warehouse, manufacturing, R & D, or flex space.

Professionally managed and including two buildings, 472 Amherst Street features 18' ceiling heights, air-conditioned office space, and heavy power. There is one tailboard height loading dock for each 3,000+/- sq. ft. bay.

Ideal for offices and manufacturers alike, this property has unrivaled access to Nashua's Amherst Street/Route 101A. Located in close proximity are numerous restaurants, hotels, day care facilities, healthcare and fitness services, financial institutions, and an abundance of retail locations. Nashua's growing downtown district is also just minutes away.

472 Amherst Street can be easily reached via exists 7, 8, 10, and 11 off the F.E. Everett Turnpike/Route 3. The Nashua Airport, Manchester-Boston Regional Airport, and Boston's Logan International Airport are all within easy driving distance.

## SPECIFICATIONS:

<b>Building Area:</b>	98,500+/- sq. ft.
<b>Property Type:</b>	Two building flex/R&D/warehouse/ manufacturing facility
<b>Zone:</b>	Airport Industrial (AI)
<b>Year Built:</b>	1982
<b>Stories:</b>	One
<b>Construction:</b>	Steel and masonry with corrugated metal and architectural block exterior
<b>Clear height:</b>	18'
<b>Loading:</b>	One tailboard height dock for each 3,000+/- sq. ft. bay
<b>Power:</b>	Units vary: 277/480 volts, 120/208 volts, three-phase
<b>Lighting:</b>	Office: T8 18-cell parabolic lighting; Warehouse: High-bay metal halide
<b>Water/Sewer:</b>	Municipal
<b>Parking:</b>	238 spaces (2.5/1,000 sq. ft.)
<b>HVAC:</b>	Gas heat with electric air-conditioning system
<b>Fire Safety:</b>	Fully-sprinklered wet system
<b>Security:</b>	Alarmed, secured main entrances

