



For Sale or Lease

Warehouse/Flex Space

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175 Canal Street, Suite 401
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223 Second Street Manchester, NH

Property Highlights

- Centrally located 39,139± SF warehouse building on .69± acres
- Warehouse/flex space is available for lease with several configurations ranging in size from 1,800± to 7,500± SF
- Accessibility for future users via 1 common area loading and box height door; potential to add a second drive-in door
- Current tenants: S&L Cleaning occupies 1,042± SF with exclusive drive-in door, Summit 360 occupies 3,000± SF, Jernigan Woodworking occupies 2,000± SF, Disomus Escape occupies 2,725± SF, and Revive Recovery occupies 2,832± SF
- Ample parking in lot across the street on the corner of Second and Blaine Streets
- Excellent highway access to Exit 5, off I-293; 25 minutes to Massachusetts border

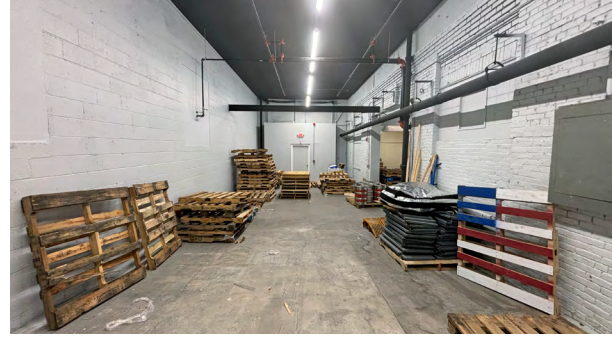
Submit NDA for Offering Memorandum

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Specifications

Address:	223 Second Street
Location:	Manchester, NH 03102
Building Type:	Warehouse
Year Built:	1920
Total Building SF:	39,139±
Available SF:	1st Floor: 1,800± to 7,500± 2nd Floor: 8,536±
Acreage:	0.69
Utilities:	Municipal water & sewer; natural gas
Zoning:	B-2 General Business
Clear Height:	Varies
Ceiling Height:	Varies
Loading:	1 dock, 1 box height, 1 drive-in (potential to add 2nd drive-in)
Power:	1200A; 340V; 3 phase
Sprinkler System:	Wet
Security System:	Yes
2023 Taxes:	\$24,796.43
2023 NNN Expenses:	\$2.53 PSF (CAM: \$1.88 & taxes: \$0.65)
Lease Rate:	\$8.50 NNN
List Price:	\$2,857,275



Contact us:

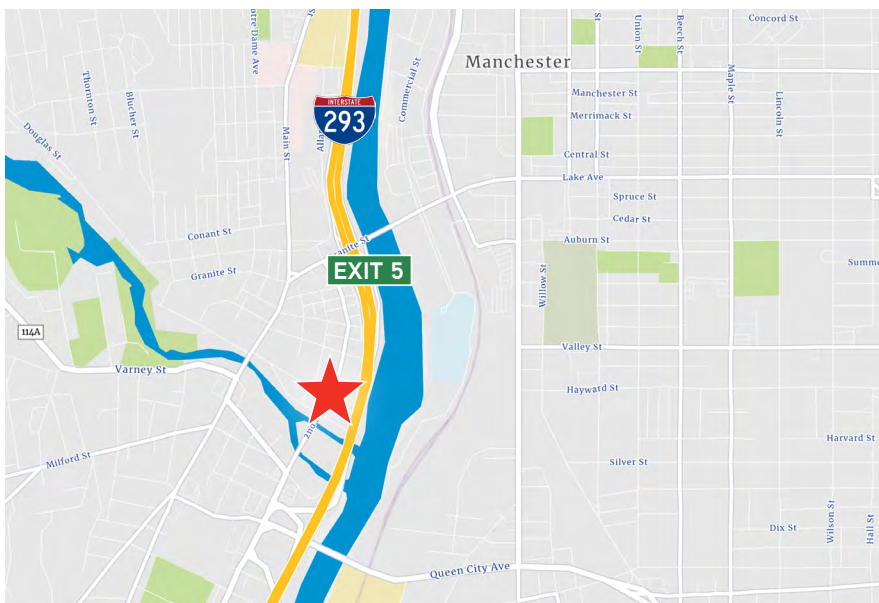
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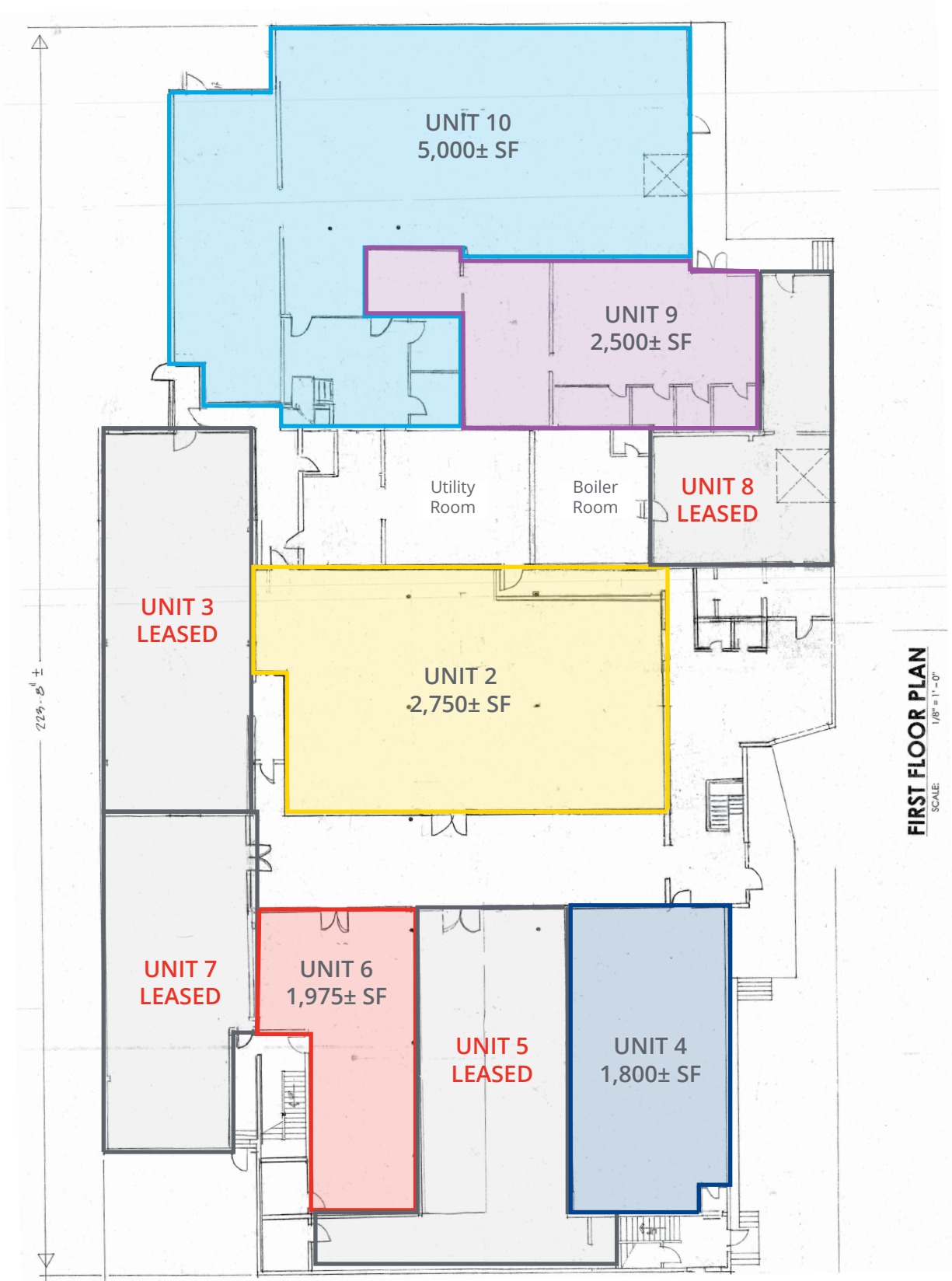
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Locator Map

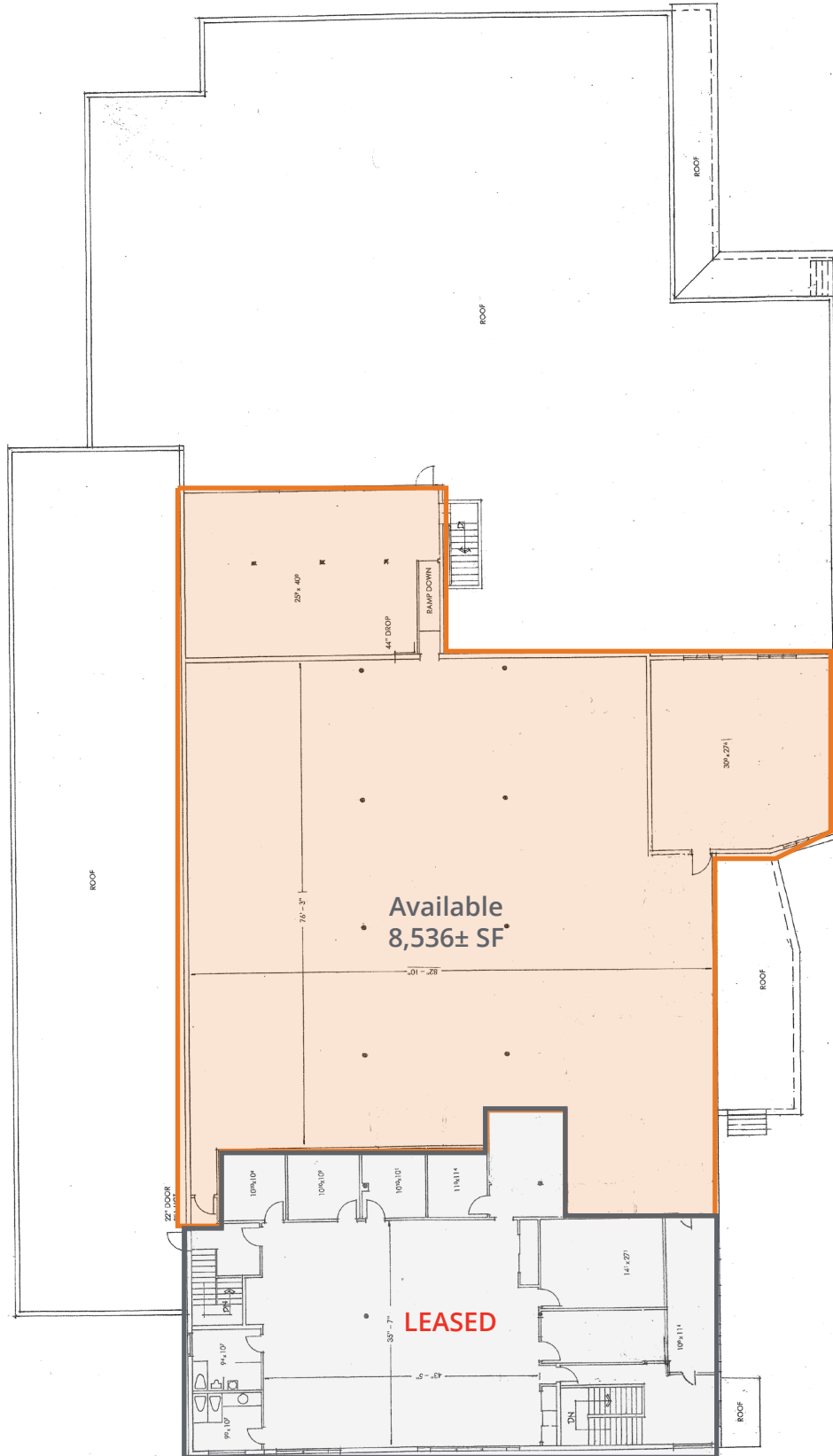


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1st Floor Plan



2nd Floor Plan



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **293 Elm Street, 305 Massabesic Street, 223 Second Street/Blaine Street, 60 Rogers Street, and/or 470 Pine Street in Manchester, NH.**

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or **HTT, LLC; Robat Holdings, LLC; T.A.D., LLC; TAMCO, LLC; or Tokena Corp.** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **HTT, LLC; Robat Holdings, LLC; T.A.D., LLC; TAMCO, LLC; or Tokena Corp.**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

Buyer understands that Colliers is the sole Broker involved in this transaction. Buyer acknowledges that it is not acting as a Broker in requesting this information. Should Buyer elect to utilize a Broker of their own, Buyer shall be solely responsible for compensating their Broker.

BUYER:

Signature

Date

Name (typed or printed)

