

FOR LEASE MANUFACTURING/R&D SPACE

85 NORTHWEST BOULEVARD

Nashua, NH 03063

75,765± SF
AVAILABLE

Subdividable to
19,593± SF



HIGHLIGHTS

- 75,765± SF MFG/R&D building
- 50% office & 50% manufacturing
- Fully air-conditioned
- 18' clear height
- Heavy power
- (4) loading docks and (1) drive-in
- Great window line with lots of natural light
- Close to amenities
- Only 5 minutes to MA border
- Lease Rate: \$12.00-\$14.00/SF NNN

PROPERTY OVERVIEW

85 Northwest Boulevard is a 75,765± SF fully air-conditioned office/R&D building with 19,593± -75,765± SF available for lease. The building has a great window line that offers lots of natural lighting and drop ceiling throughout. The space is comprised of approximately 50% office/R&D space and 50% manufacturing. There is a combination of open space and walled offices, restrooms and kitchenette. There is heavy power (2000 amps), along with four loading docks and one drive-in door, both dedicated to the available space.

85 Northwest Boulevard is located approximately 3 miles from Exit 8 off the Everett Turnpike, offering just minutes to the Massachusetts border. The Manchester-Boston Regional Airport is within a 20 minute ride. Neighbors include Fidelity, Amazon, Spear Research, Crane Currency, ConvenientMD, Nashua Technical College, Market Basket, Starbucks and others.



LOCAL ECONOMIC OVERVIEW

Twice ranked #1 by Money Magazine as “Best Place to Live in America,” Nashua is the second largest city in the state of New Hampshire. Strategically situated on the Massachusetts border and only minutes to the Manchester-Boston Regional Airport, Nashua reflects a substantial business presence with big corporations as well as small companies.

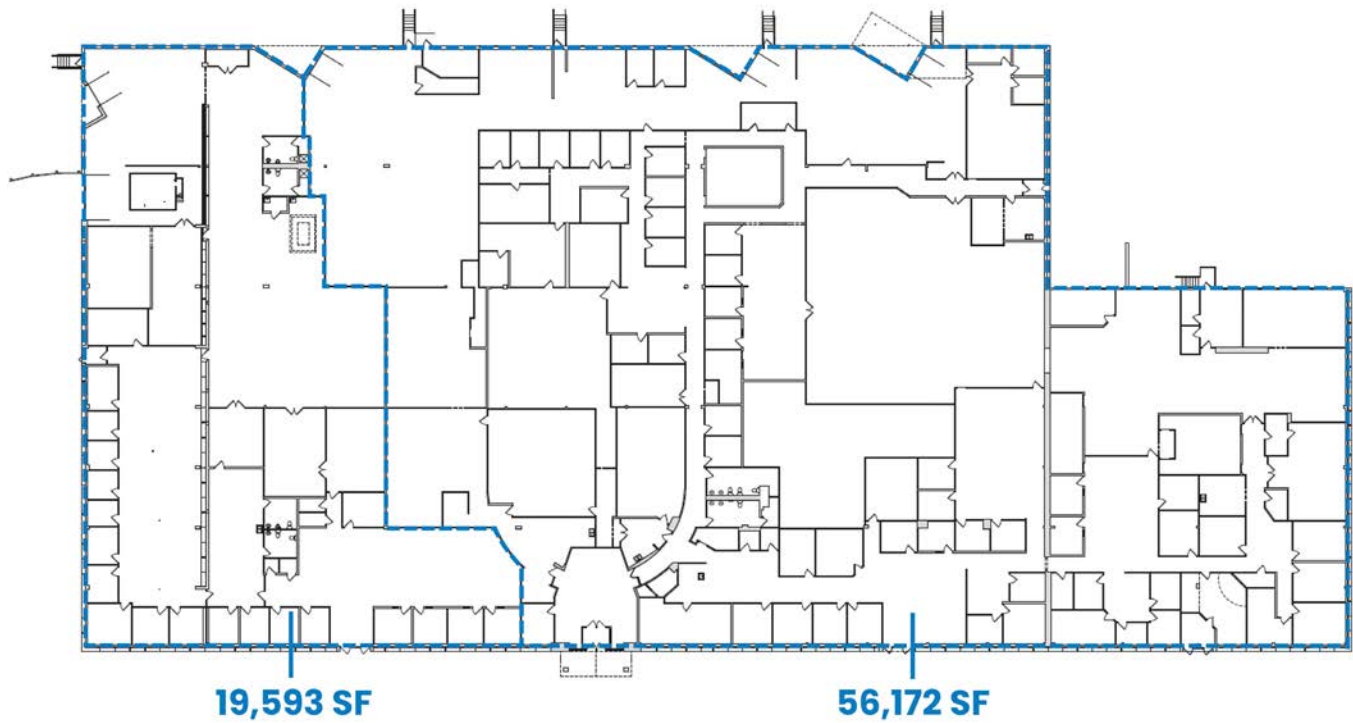
With its easy commute to places like Boston, its tax-free environment, small-city living and affordable housing, Nashua is appealing. The city is evolving into a “live, work & play” community that combines corporate offices, commercial space, residential living, retail and dining.

All of this activity is not by coincidence but is the culmination of a cooperative effort between an extensive group of private and public entities. This joint effort fosters commitment to improve the city and ensure continuity throughout the planning process. The City of Nashua works hard to attract businesses by planting the seed of new economics. Companies looking to relocate over the Massachusetts border explore the possibility to expand and/or relocate in order to better position themselves with their clients and employees.

BUILDING SPECIFICATIONS

BUILDING SIZE	75,765± SF	HVAC	Fully air-conditioned
LOT SIZE	12.46 acres	POWER	2000 amps
BUILDING TYPE	Office/R&D/Manufacturing	PARKING RATIO	3.8/1,000
AVAILABLE SPACE	19,593± SF - 75,765± SF	LOADING	4 Docks, 1-Drive-in
YEAR BUILT	2002/Addition 2009	CLEAR HEIGHT	18'
UTILITIES	Municipal water & sewer; gas	LEASE RATE	\$12.00-\$14.00/SF NNN

FLOOR PLAN



LOCATION



CONTACT US



MICHAEL TAMPOSI
 Partner
 +1 603.333.1333 D
 +1 603.315.4348 C
 mtamposi@boulos.com



ROGER DIEKER
 Managing Broker | Partner
 +1 603.333.1333 D
 +1 603.540.8315 C
 rdieker@boulos.com



CHRISTOPHER HEALEY
 Broker | Partner
 +1 603.333.1333 D
 +1 603.475.1235 C
 chealey@boulos.com



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