

FOR SALE OR LEASE > MULTILEVEL BUILDING

McIntosh Commons

23 CATARACT AVENUE, DOVER, NH 03820



Property Highlights

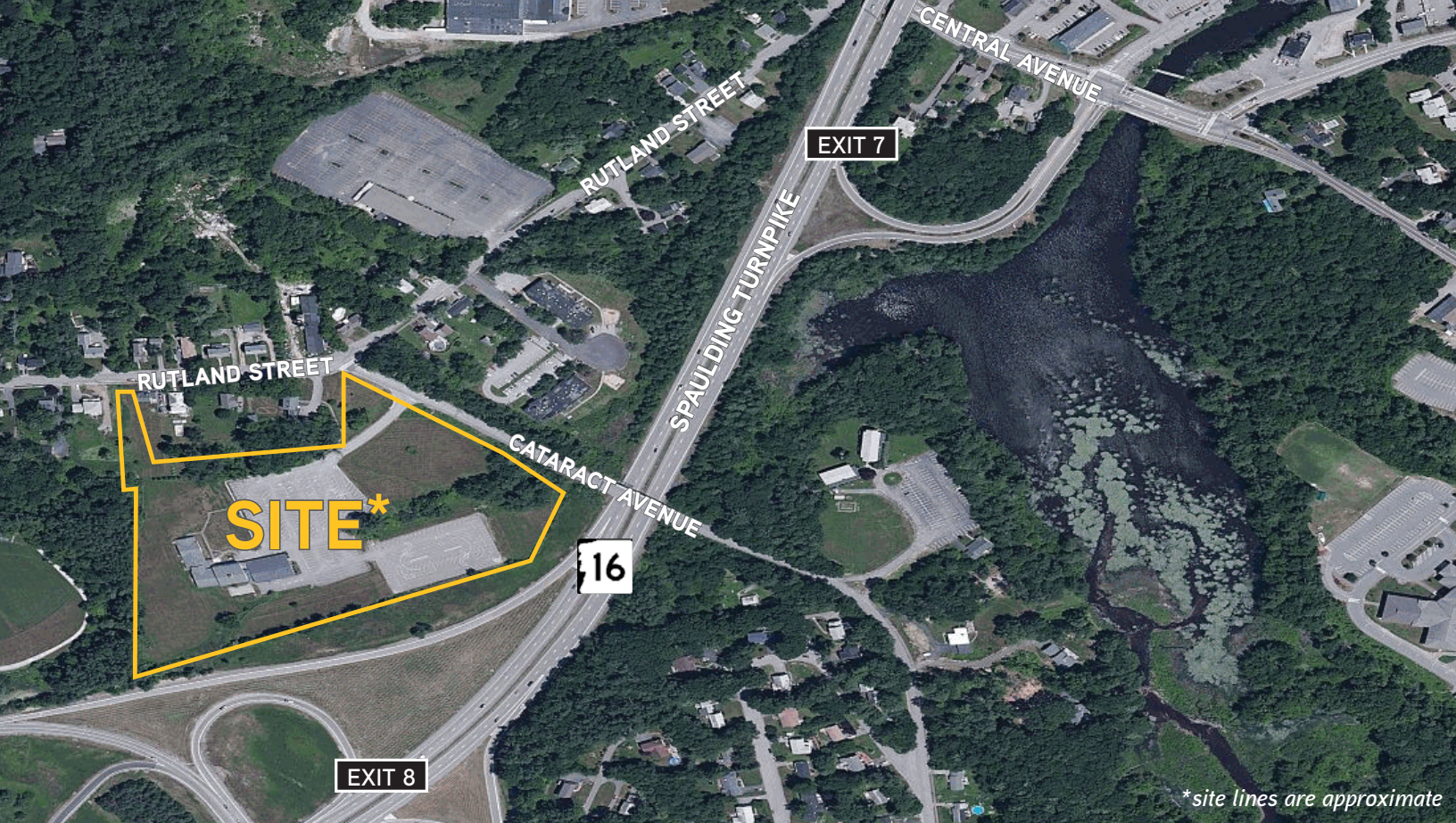
- > Formerly the main campus of McIntosh College, this 26,100± SF building is made up of one, two and three story sections
- > Constructed in three phases from 1967 to 1996
- > Central AC exists in the former library and in the 1989 wing, and heat is forced hot air by natural gas
- > Municipal sewer and water services the site
- > Ideal access, located a short distance off Exits 7 or 8, Spaulding Turnpike



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*site lines are approximate

Snapshot > Multilevel Building

Building Type	Former main college campus
Year Built	1967 to 1996
Total Building SF	26,100±
Available SF	11,639±
Site	11.06± acres (subdividable to 2 to 4 sites)
Zoning	R-12
Utilities	Municipal water & sewer Natural gas
Estimated Utilities Cost PSF	\$0.92
Sprinkler System	Wet & dry
Parking	278±
Data	T-1
2017 Estimated NNN Expenses	\$4.16 > Taxes: \$2.37 > CAM: \$1.79
Lease Rate	\$7.50 NNN
List Price	Best offer over \$2,000,000

Contact Us

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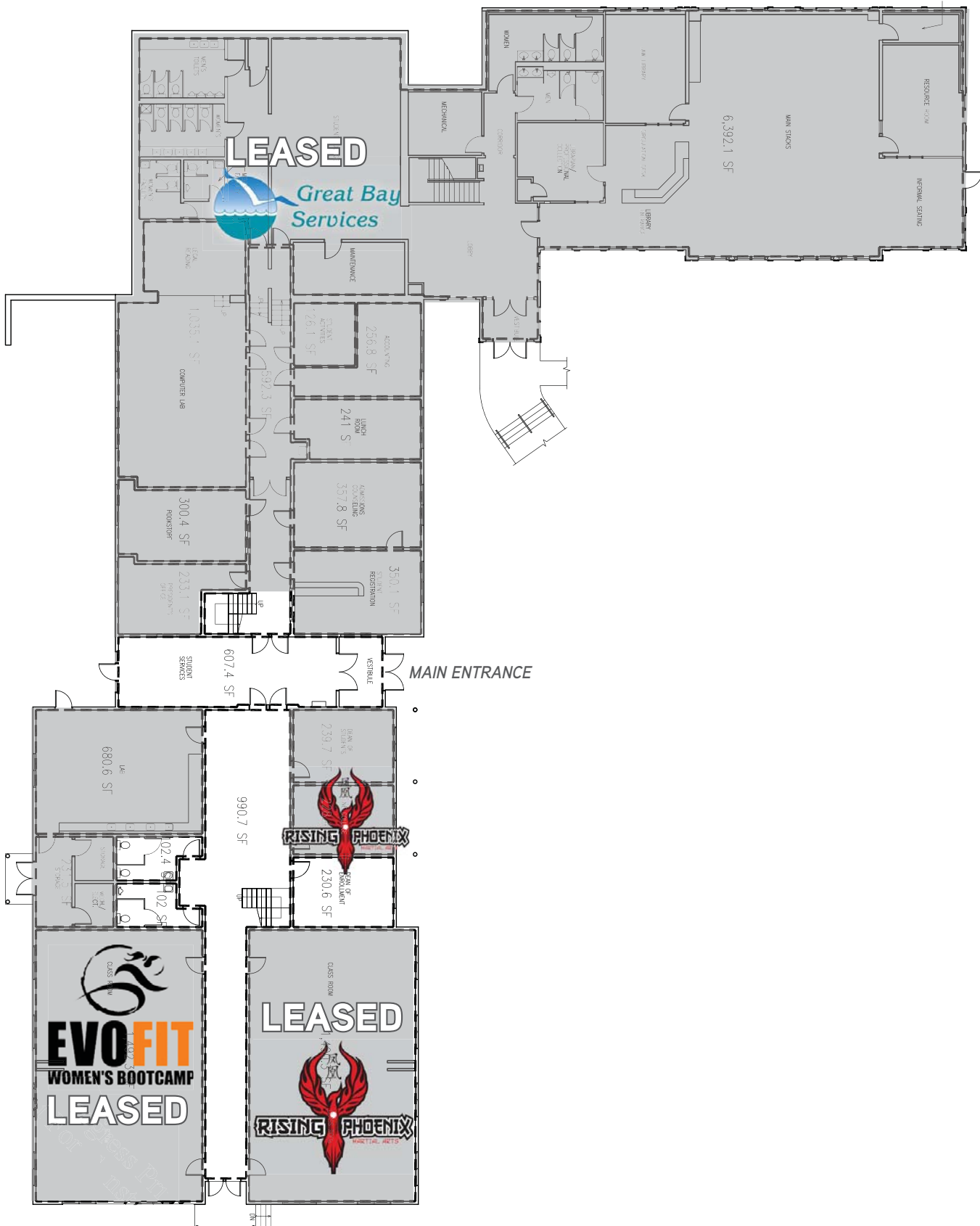
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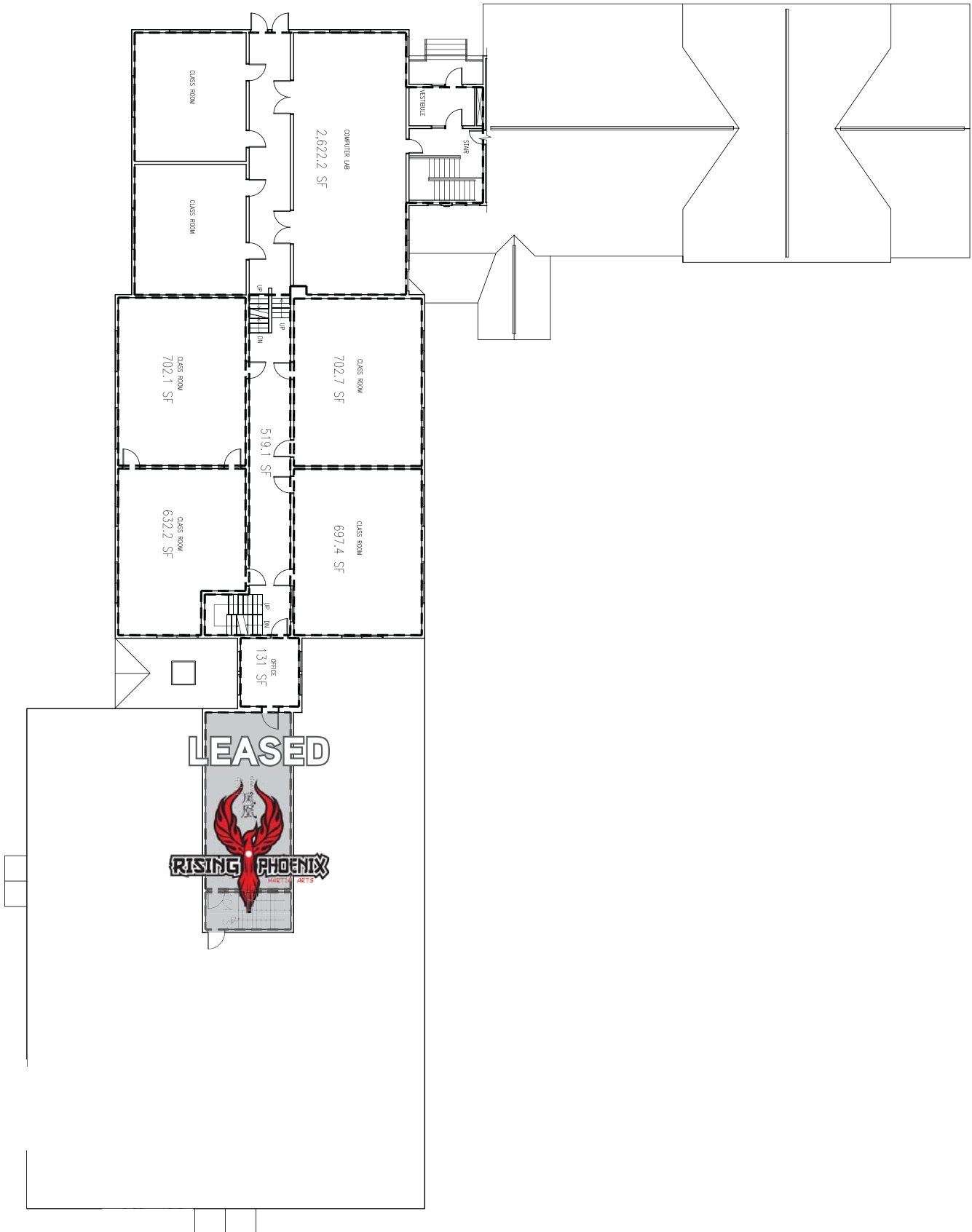


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Second Floor Plan

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Third Floor Plan

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