## FOR LEASE | 20,000± SF HIGH-BAY WAREHOUSE

159 FRONTAGE ROAD, MANCHESTER, NH 03103





### **PROPERTY DETAILS**

The Boulos Company is pleased to present the availability of 159 Frontage Road located in Manchester, New Hampshire, for lease. The space features 20,000± square feet of high-bay warehouse with 24'-28' clear height and clear span, 277/480 Volts 3-phase power, (3) loading docks and (1) 12' x 14' drive-in door.

159 Frontage Road is highly visible from Interstate 293 with over 87,000 VPD, and the property offers excellent signage ability. The building is strategically located less than a mile from Exit 1 off Interstate 293, providing quick and easy access to Interstate 93,

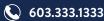


Route 101 and the F.E. Everett Turnpike/Route 3. Nearby amenities include the Mall of New Hampshire, restaurants, hotels, banking, commercial businesses and the Manchester-Boston Regional Airport.

#### **HIGHLIGHTS**

- 20,000± square feet available
- Great visibility from Interstate 293
- (3) loading docks, (1) drive-in door

- 24'-28' clear height and clear span
- Quick & easy highway access
- LEASE RATE: \$10.50/SF NNN



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#### **LOCATION AERIAL**







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