



 **JLL** SEE A BRIGHTER WAY

For Sublease

**15 Keewaydin Drive
Salem, NH 03079**

Industrial Space

54,470 RSF Available

Discover an exceptional opportunity at 15 Keewaydin Drive in Salem, NH – a prime industrial space offering 54,470 rentable square feet of versatile area. This facility boasts impressive 18' clear heights, a convenient retail area, and ample loading docks, making it ideal for diverse business needs. Strategically located just half a mile from I-93's Exit 2, the property offers excellent highway visibility, a rarity in today's competitive industrial market. Employees and clients alike will appreciate the proximity to the vibrant Tuscan Village, a mere 3.5 miles away, featuring an array of restaurants, retail stores, and residential options. With Boston only 32 miles south, this location strikes the perfect balance between accessibility and affordability, presenting a unique chance to secure hard-to-find industrial space in a thriving business environment.

Property Overview

Sublease Term: Thru 9/30/2028

Rate: \$12.00/SF NNN

Zoning: Commercial - Industrial B

Building Size: 54,470 SF

Year Built: 1980 / 2001

Parking: 106 spaces

Ceiling Height: Warehouse: 18'10"; 16'8" to the joist
Retail: 14' to dropped ceiling

Sprinklered: Yes

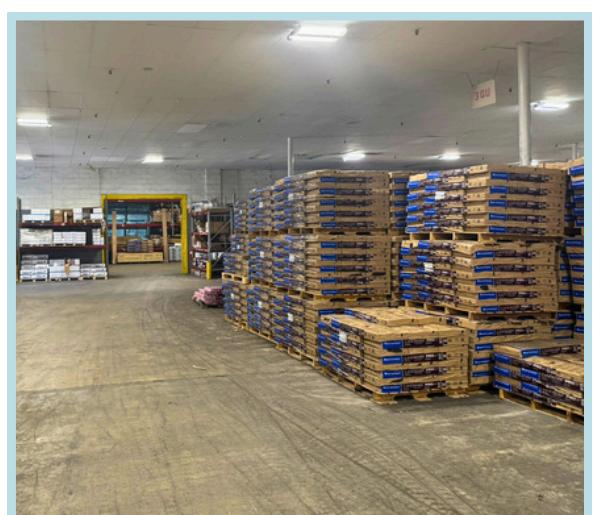
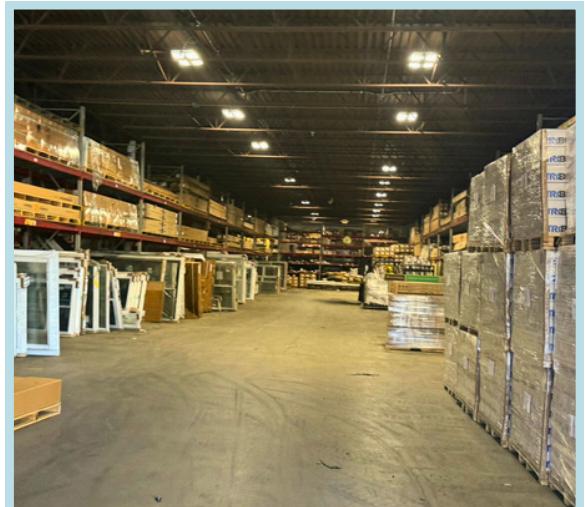
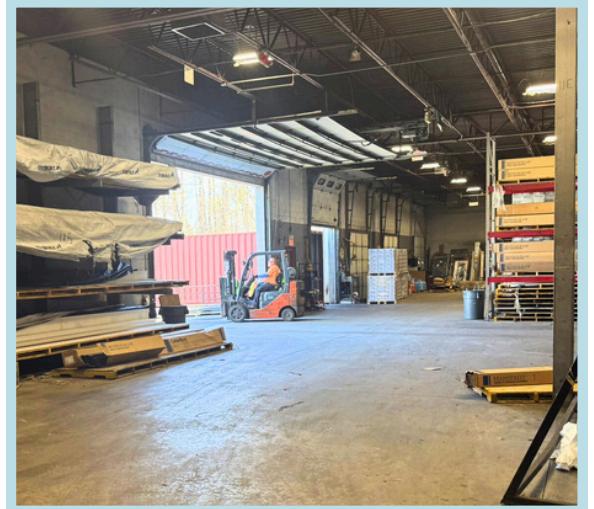
Electrical Services: 1200 Amp 279/480

HVAC: Office/retail only

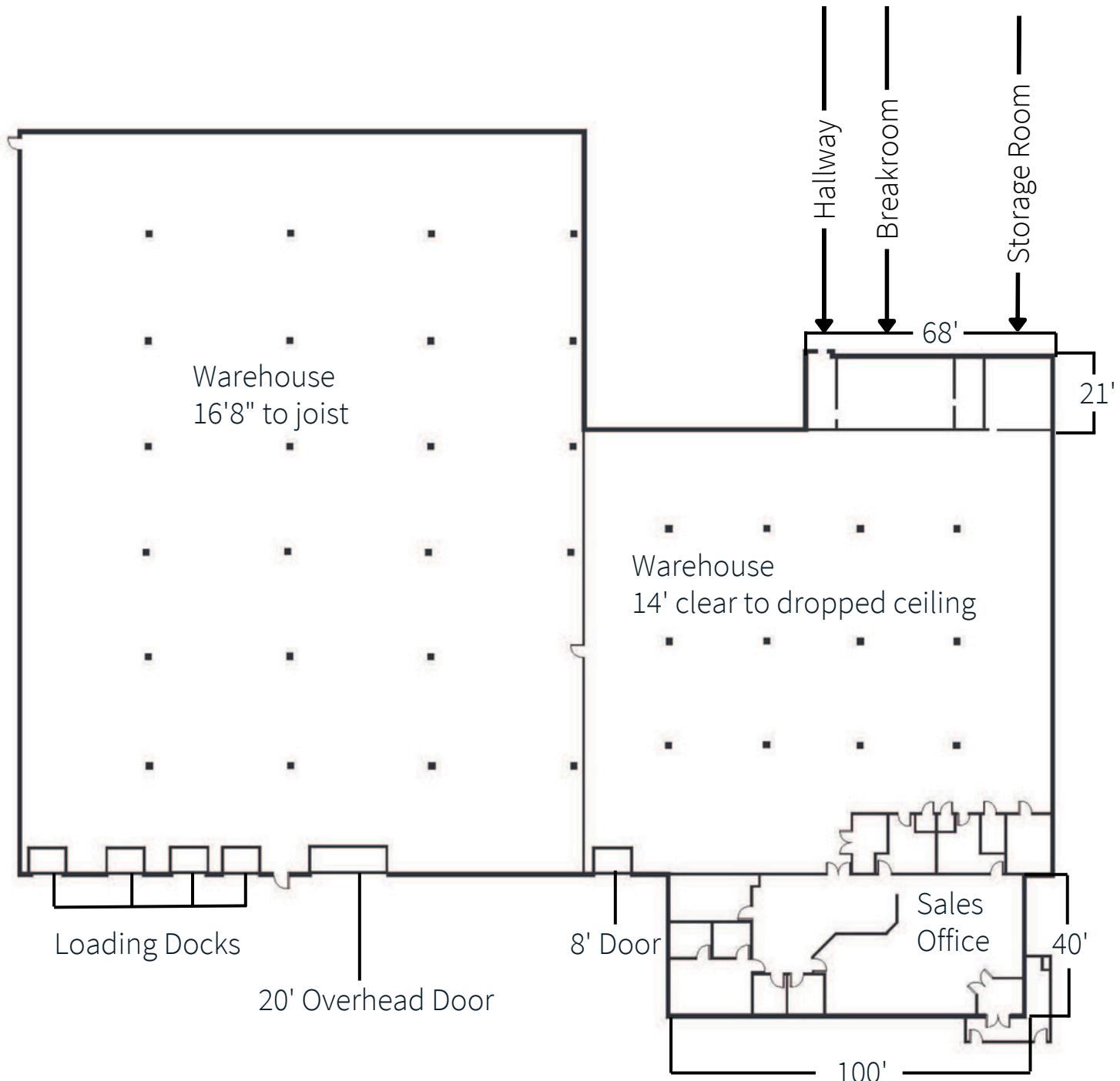
Utilities: Natural gas

Sewer: Town Municipal

Loading: Four (4) dock height doors Two (2) drive-in doors



Floor Plan:



Location Map:

