



For Sublease

15 Keewaydin Drive

Salem, NH 03079

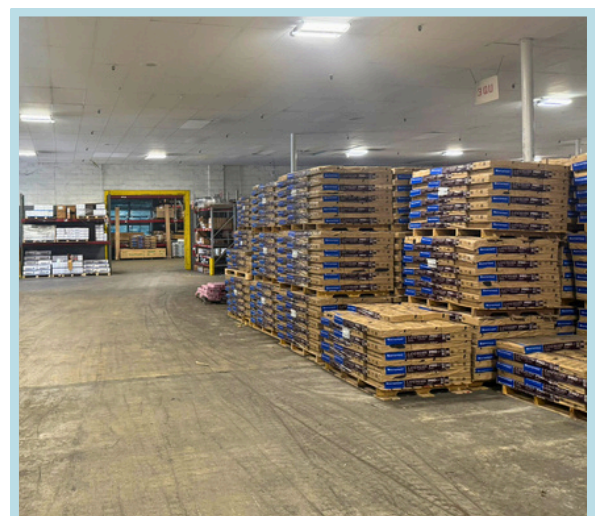
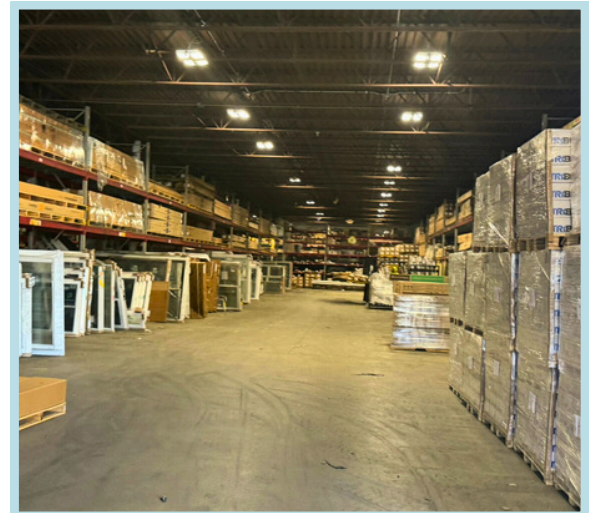
Industrial Space

54,470 RSF Available

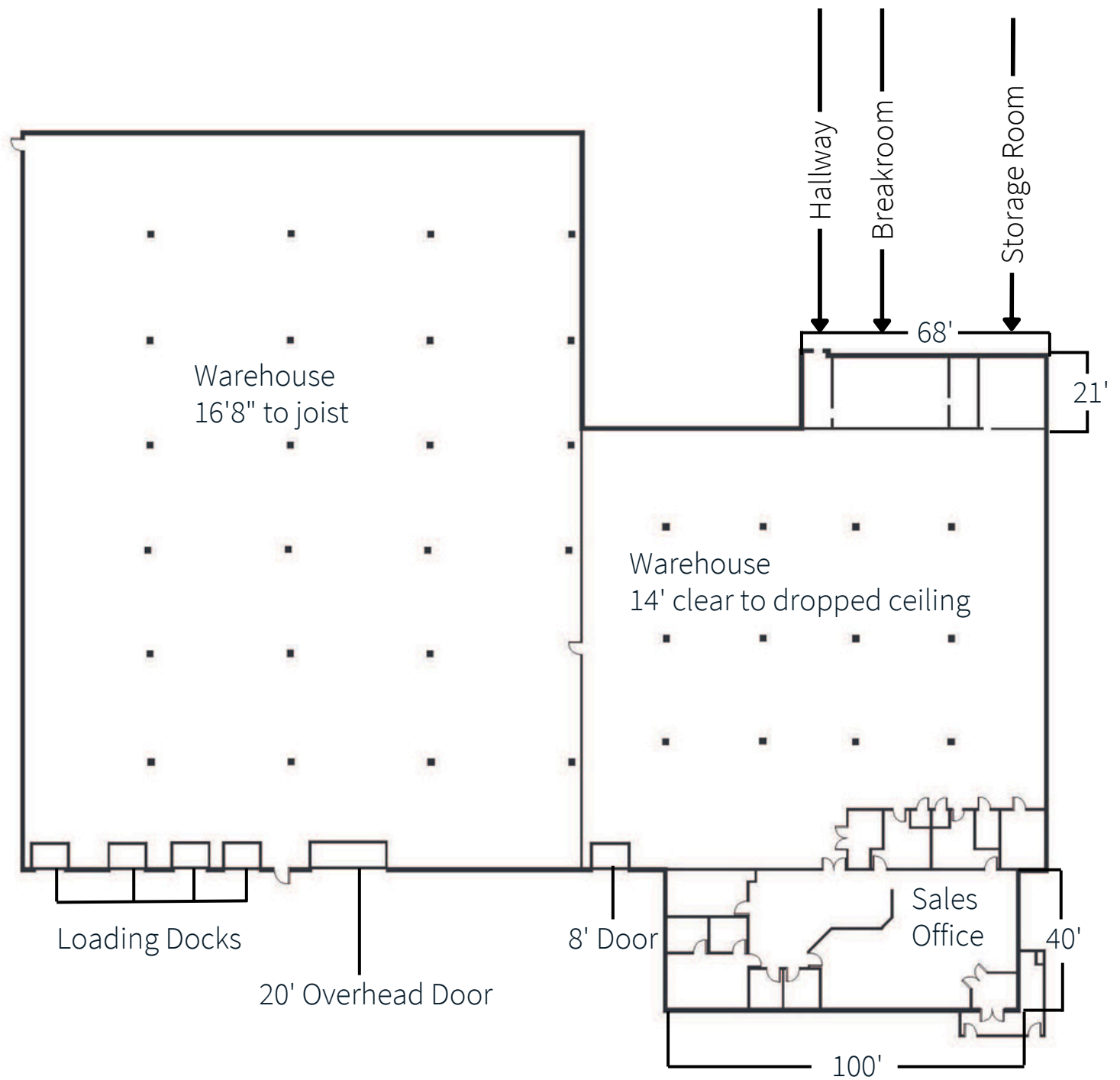
Discover an exceptional opportunity at 15 Keewaydin Drive in Salem, NH – a prime industrial space offering 54,470 rentable square feet of versatile area. This facility boasts impressive 18' clear heights, a convenient retail area, and ample loading docks, making it ideal for diverse business needs. Strategically 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

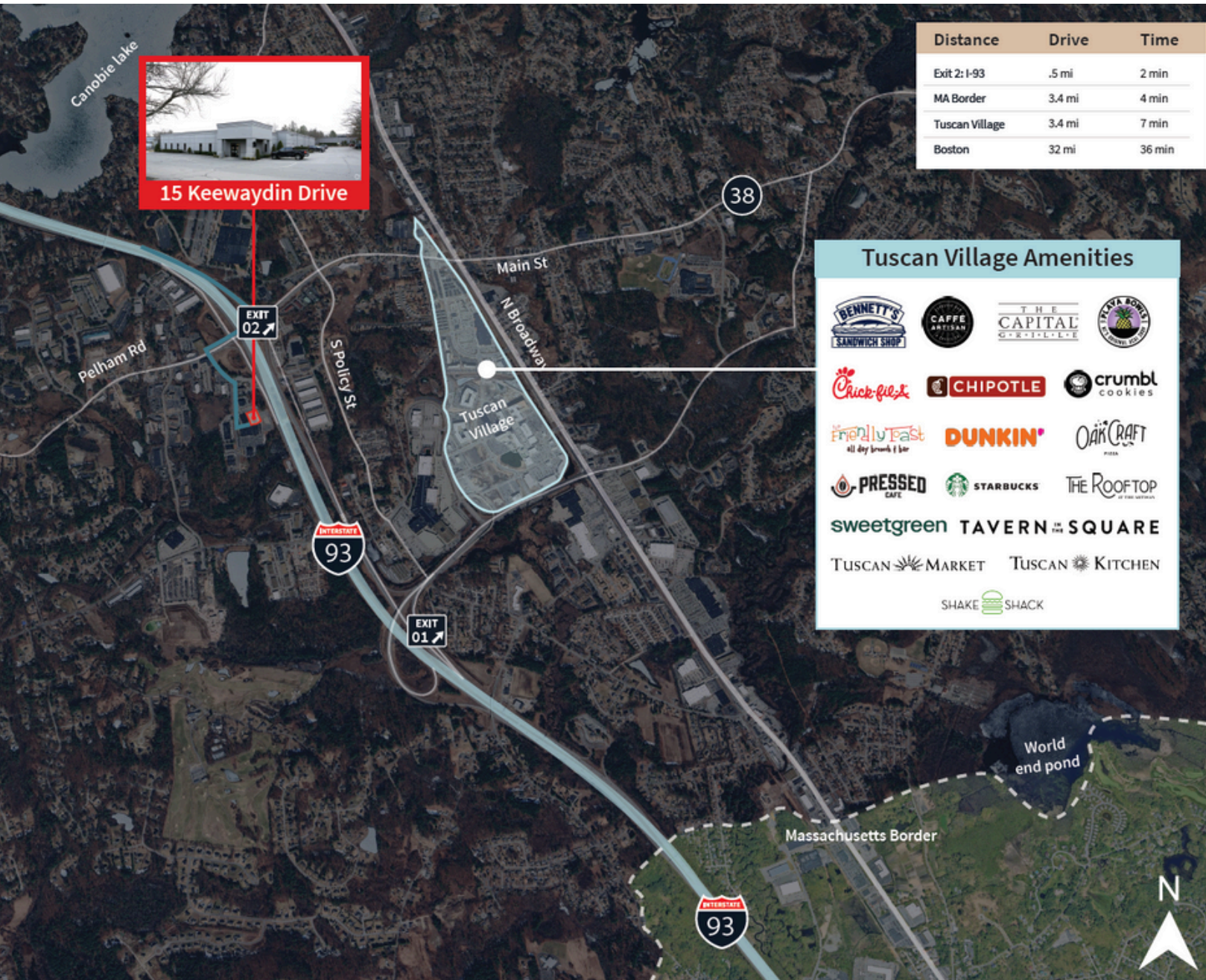
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|-----------------------------|-------------------------------------------------------------------------|
| Sublease Term: | Thru 9/30/2028 |
| Rate: | \$12.00/SF NNN |
| Zoning: | Commercial - Industrial B |
| Building Size: | 54,470 SF |
| Year Built: | 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:



JLL

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