

# For Lease

**Office/Warehouse  
92 Londonderry Turnpike  
Manchester, NH 03104**



**Space Available:**

**Building 1: 11,243 SF  
Building 1A: 7,400 SF  
Building 3: 1,560 SF**

**Type / Use:**

**Office/Warehouse/Lt Assembly**

**Zoning:**

**B-2**

**Parking:**

**30 +/- Spaces**

**Lease Rate:**

**Building 1: \$10.00 PSF NNN  
Building 1A: \$11.00 PSF NNN  
Building 3: \$7.00 PSF NNN**

**Comments:**

**Great location for Office/Service  
Retail/Light Industrial use. 1/10 mile to  
Route 101 east/west. Large lot can  
accommodate needed storage or yard  
space.**



**Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
[www.stebbinscommercialproperties.com](http://www.stebbinscommercialproperties.com)

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# For Lease

## Office/Warehouse 92 Londonderry Turnpike Manchester, NH 03104

### Building Data:

Space Available:

Building 1: 11,243 SF

Building 1A: 7,400 SF

Building 3: 1,560 SF

Type / Use:

Office/Warehouse

Construction Type:

Concrete/Cinderblock

Construction Year:

1963, 1985 & 2016 Updated

Ceiling Height:

7' up to 20'

Windows:

Insulated

Walls:

Drywall/Sheetrock

Flooring:

Concrete/Carpet

Roof:

Gable/Hip Metal/Tin

Special Features:

Show room with mezzanine

Overhead doors:

(7) / (2) 8 x 10 / (5) 8 x 8

### Site Data:

Signage:

On Building

Frontage:

Londonderry Turnpike

Parking:

30 +/- spaces

Zoning:

B-2

Map & Lot:

0870/0020

Book & Page:

6020/1843

### Utilities:

Water:

Municipal

Sewer:

Private

Power:

120/208v 600 amp 3 phase

Lights:

Fluorescent

Heating:

Oil / FHA / Propane

Alarms:

Yes

Sprinklers:

No

Communications:

Comcast

### Lease Information:

Lease Rate:

Building 1: \$10.00 PSF NNN

Building 1A: \$11.00 PSF NNN

Building 3: \$7.00 PSF NNN

Taxes, CAM & Ins:

Estimated to be \$3.00 PSF



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