



For Lease

Warehouse/Distribution with Laydown Area

Doug Martin

Vice President
+1 603 493 8784
doug.martin@colliers.com



175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliersnh.com

4 Old Nashua Road Londonderry, NH

Property Highlights

- Well-located industrial buildings totaling 22,000± SF on 4.93± acres, which allows for a number of uses
- 7,020± SF is available for lease consisting of 6,020± SF open bay shop area and 1,000± SF office space
- Property features 14'± clear height, multiple drive-in doors, heavy power, outdoor storage area, and a secure gated entry
- Surrounded by area amenities including retail, restaurants, banking, child care, and more
- Minutes from I-93 and only 2 miles to the MA border

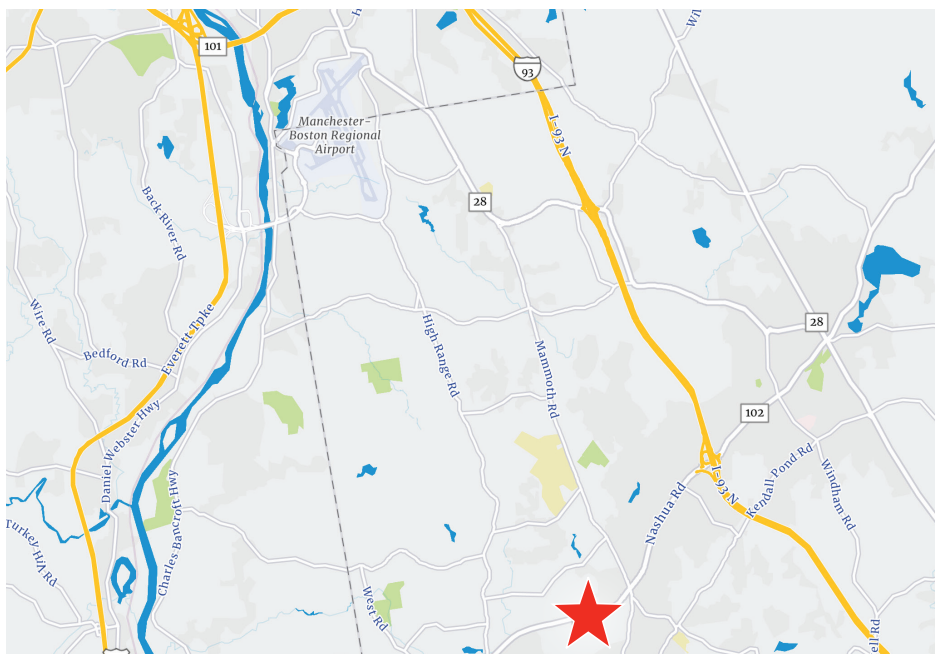
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Specifications

Address:	4 Old Nashua Road
Location:	Londonderry, NH 03053
Building Type:	Warehouse
Year Built/Renovated:	1974/2021
Total Building SF:	22,000±
Available SF:	7,020±
Acreage:	4.93±
Utilities:	Private water & sewer Radiant oil heat (shop area) HVAC (office area)
Zoning:	C-1
Clear Height:	14'±
Ceiling Height:	14'±
Drive-in Doors:	18
Power:	(2) 400A; (1) 600A; 480V; 3 phase
2025 NNN Expenses:	\$1.66 PSF
Accessibility:	Minutes from I-93 and only 2 minutes from the MA border
Lease Rate:	\$12.00 NNN

Locator Map



Contact us:

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Aerial View

