



For Lease

# High Bay Flex Space

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## 35 Londonderry Turnpike Hooksett, NH

### Property Highlights

- High bay flex space with 21'± clear height available for lease ranging in size from 2,500± to 6,272± SF
- Units A & B are 3,136± SF each consisting of a mix of office and warehouse featuring a 10' x 12' drive-in door, a private office, open area, and a restroom; units can be leased together for a total of 6,272± SF
- Unit C is 2,500± SF consisting of a reception area, 5 private offices, a conference room, a restroom, and warehouse space
- Unit D & E is 5,000± SF consisting of 2 front offices, each with its own restroom, along with 2 private offices and an open area on the 2nd floor
- Join existing tenants Bluedot Glass, Granite City Electric Supply Co., and JL Communications
- Easy and quick access to and from Route 101 & I-93

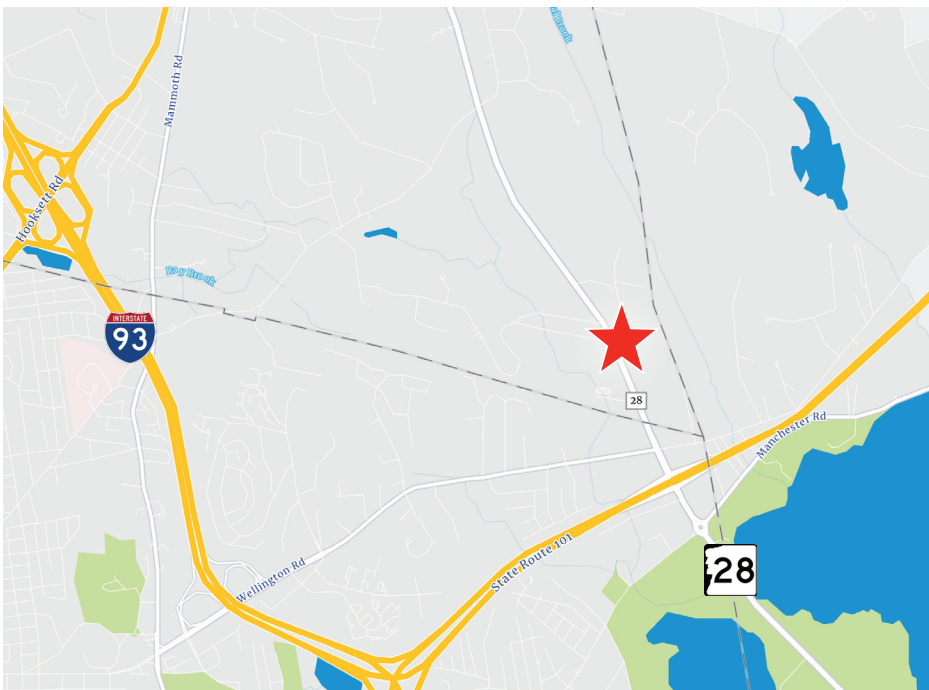
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## Specifications

Address:	35 Londonderry Turnpike
Location:	Hooksett, NH 03106
Building Type:	Industrial
Year Built:	1989
Year Renovated:	2005
Total Building SF:	20,488±
Available SF:	Units A & B: 3,136± to 6,272± Unit C: 2,500± Unit D & E: 5,000±
Utilities:	Municipal water & septic; FHA/radiant heat
Zoning:	Industrial
Clear Height:	21'±
Drive-in Doors:	Unit A: 1 Unit B: 1 Unit C: 1 Unit D & E: 2
Power:	400A; 240V; 3 phase
2024 NNN Expenses:	\$4.14 PSF • CAM: \$3.00 • Taxes: \$1.14
Lease Rate:	\$12.50 NNN

## Locator Map



### Contact us:

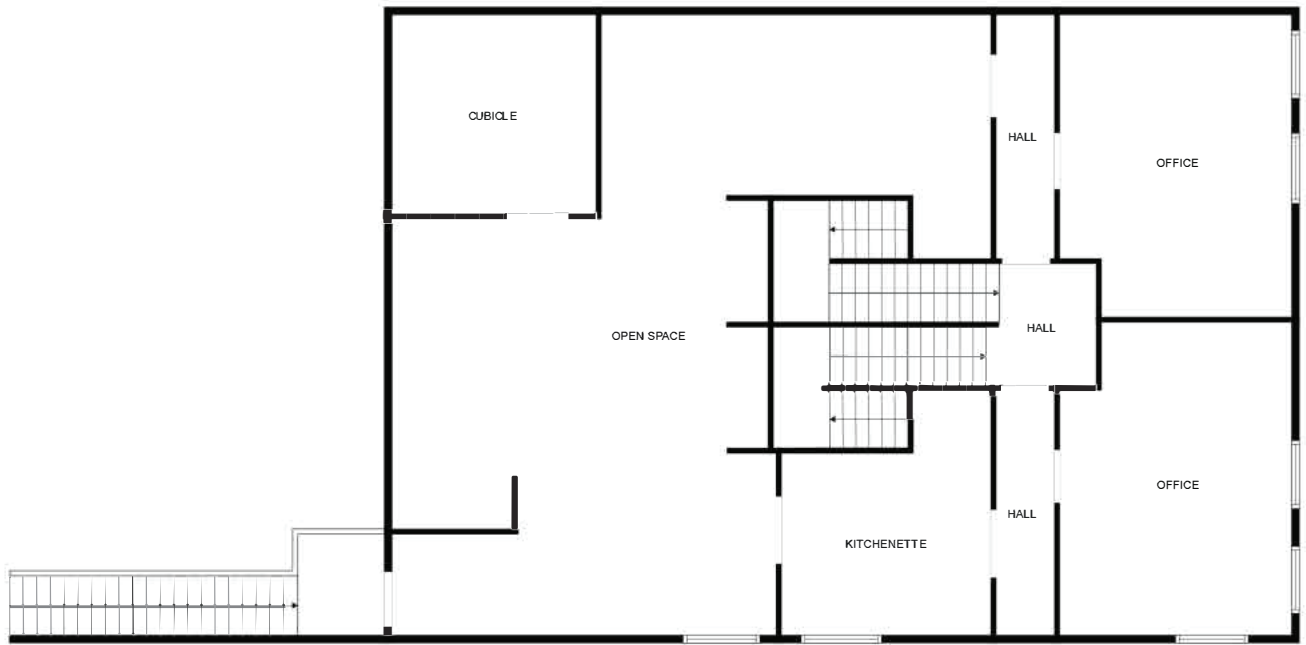
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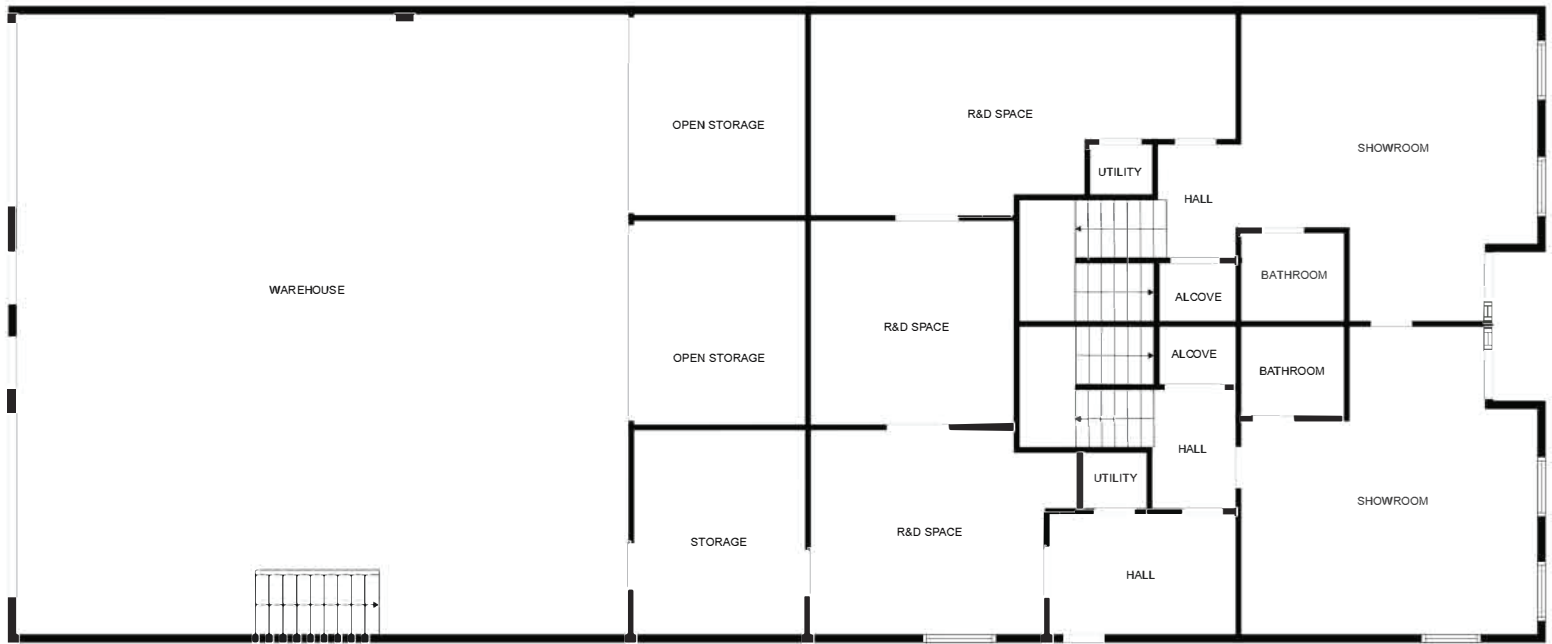


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# Unit A & B Floor Plan

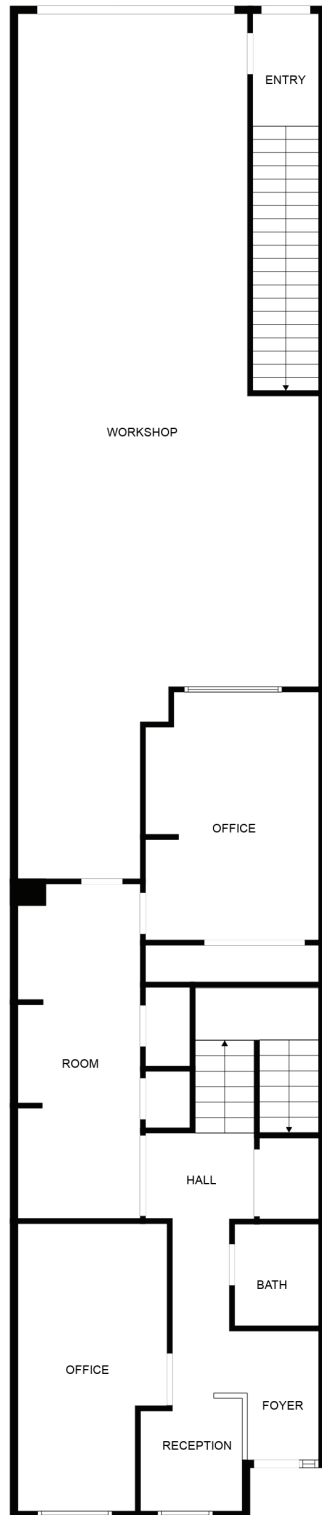


FLOOR 2

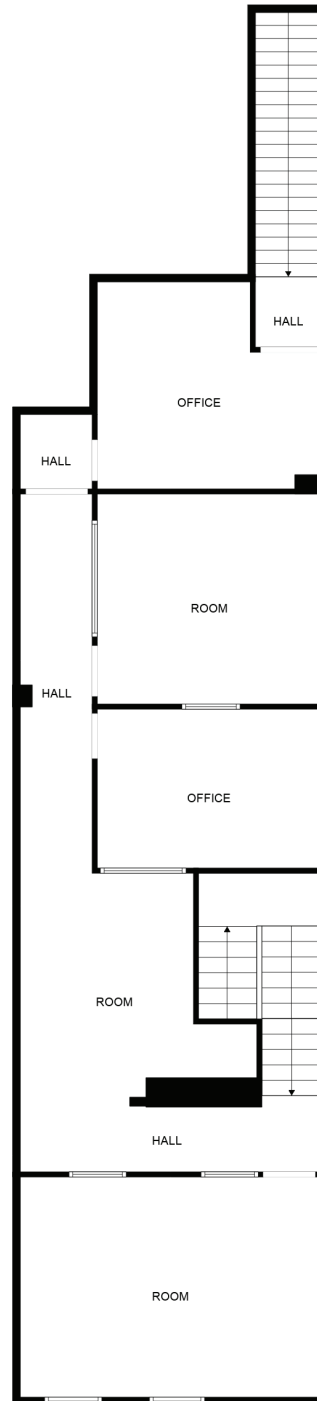


FLOOR 1

# Unit C Floor Plan



FLOOR 1



FLOOR 2

# Unit D & E Floor Plan

