

# GOODNOW REAL ESTATE SERVICES

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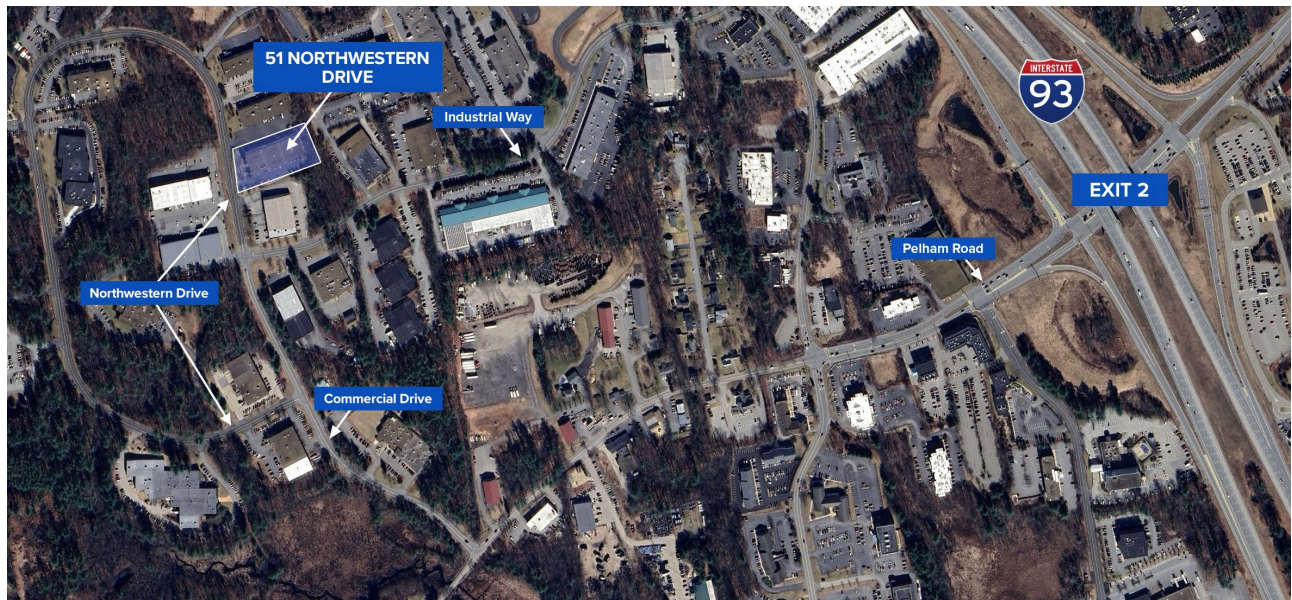
**51 NORTHWESTERN DRIVE  
MANUFACTURING / WAREHOUSE**

**FOR LEASE  
SALEM NH**



**AVAILABLE SF: 51 Northwestern Drive, Unit E-** a total of **5,485 Rentable SF** comprised of:  
901 SF of airconditioned offices, bathroom, reception + hallway areas + vestibule  
3,879 SF of ind. space which is a mix of high bay & 10' finished ceiling (1,773 SF)  
705 SF of mezzanine space  
**5,485 RSF**

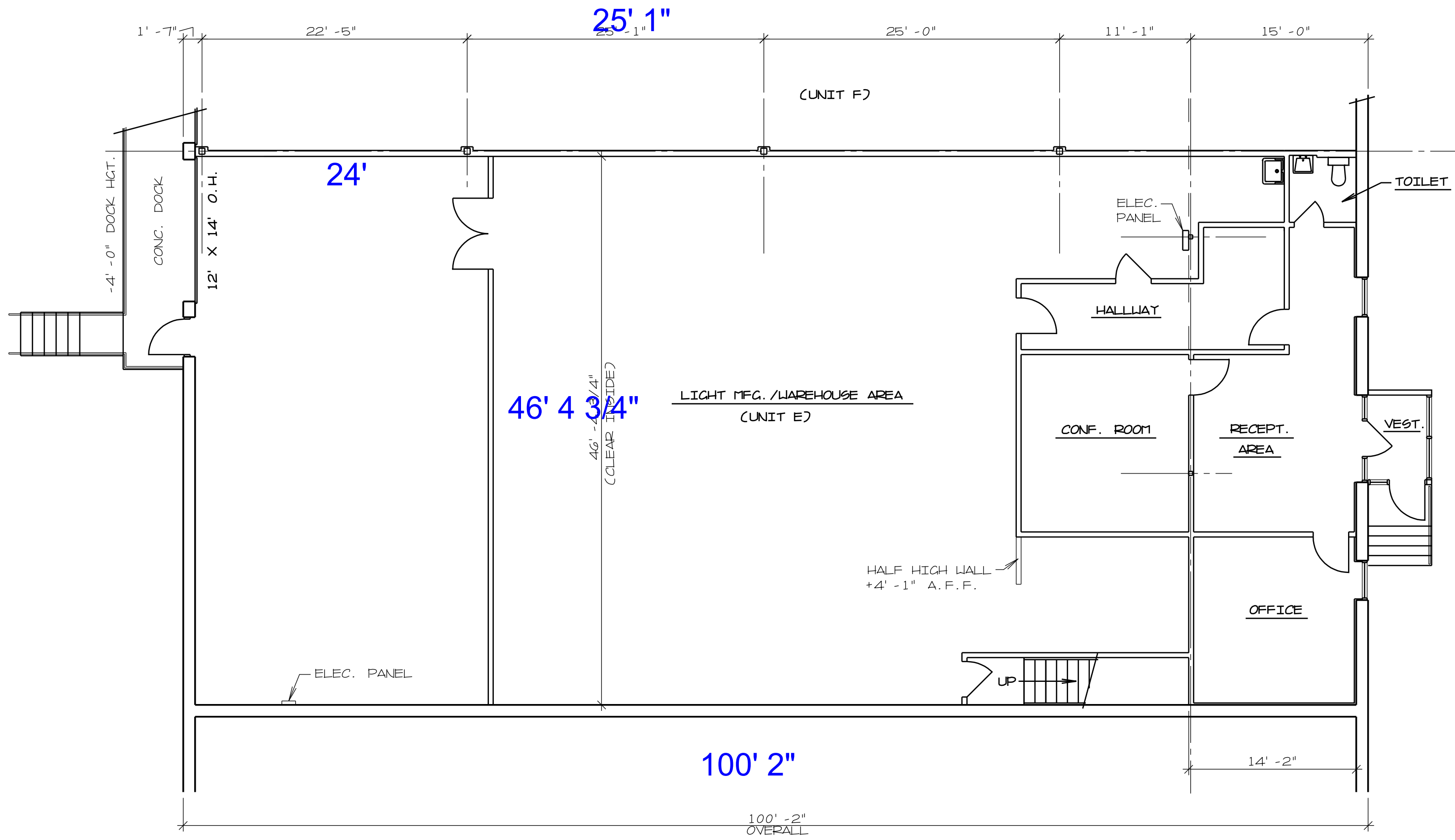
**AVAILABLE:** March 1<sup>st</sup>, 2025



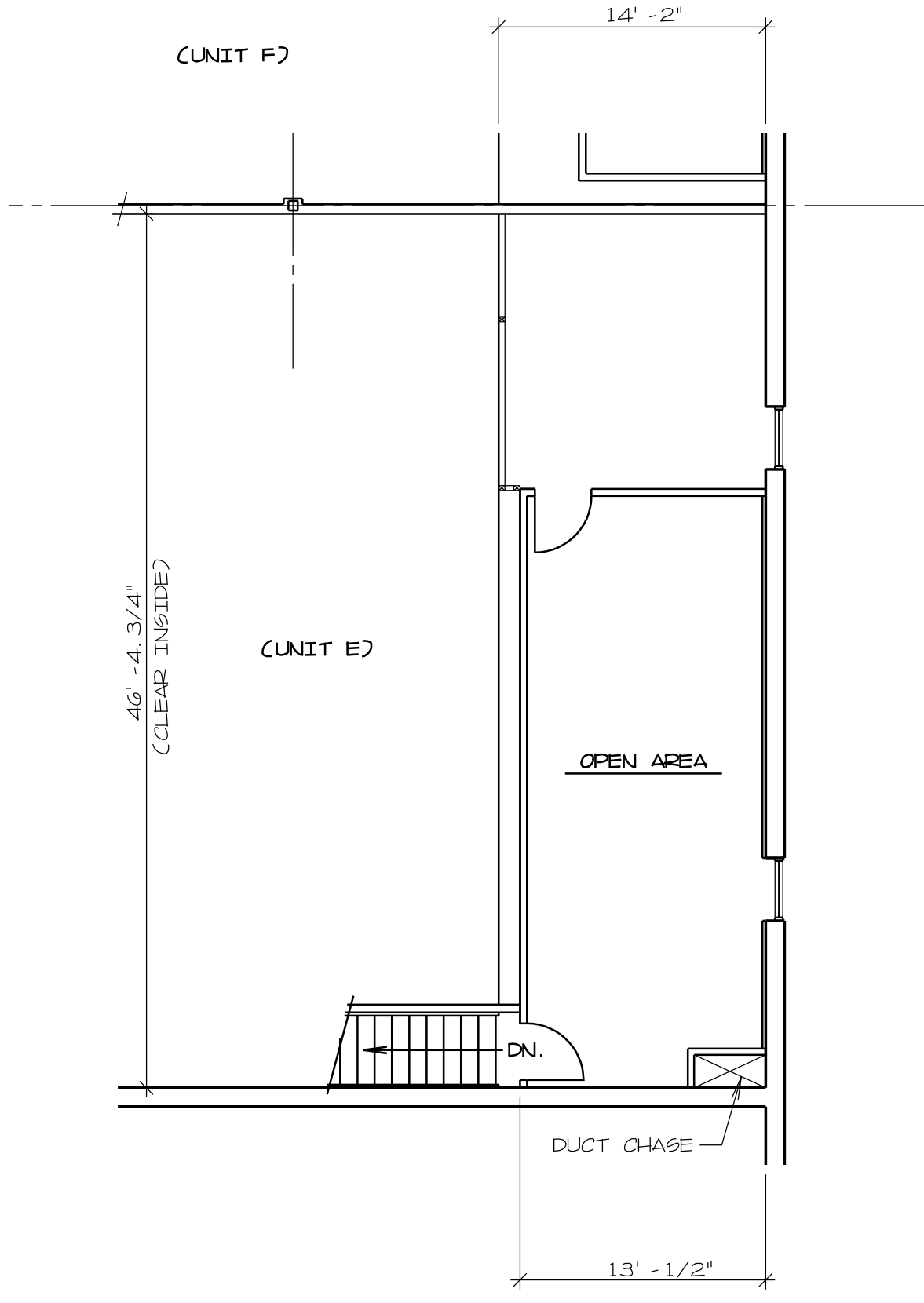
**ACCESS:** Exit 2 Interstate 93 is 1 mile away

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# 51 NORTHWESTERN DRIVE UNIT E



**FIRST FLOOR PLAN- EXISTING CONDITIONS**  
SCALE 1/8" = 1' -0"



**MEZZ. FLOOR PLAN- EXISTING CONDITIONS**  
SCALE 1/8" = 1' -0"

REV. NO.	DESCRIPTION OF REV.	REV. DATE

**PROJECT:** UNIT E TENANT SPACE  
**MULTI-USE BUILDING**  
51 NORTHWESTERN DRIVE SALEM, NEW HAMPSHIRE  
**SUBJECT:** FIRST FLOOR PLAN  
**EXISTING CONDITIONS**

**JOB NO.:** 171027  
**SCALE:** AS NOTED  
**DATE:** 2/22/17  
**DWN. BY:** CHECKED:  
T.J.L.

**CLR HEIGHT:** 18' 9" to bottom of joist (approx.), 10' to finished ceiling in production area

**BAY SIZE:** 25' x 40'

**UTILITIES:** Sewer, water, nat. gas



**LOADING:** (1) 12' x 14' overhead dock door w/6' concrete exterior platform

**INTERNET:** Comcast

**SPRINKLER:** Wet, ordinary hazard

**HVAC:** Office & production areas

**ELECTRICAL:** 200A 120/208V In addition there is a 400A 277/480V panel & connection that, subject to demonstrated demand, can be reactivated to a meter

**YR BUILT:** 1988

**CONST:** Steel & Conc. Blk w/brick facia

**PARKING:** 8 spaces in common in front, 2 spaces in rear of building

**PRICE:** \$11.00 SF NNN, increasing .50/SF/YR

\$2.40 estimated OPEX for 2025 (RE Taxes, Ins., CAM & Repairs. Utilities, Repl. Reserve)

**COMMENTS:** 1- 1<sup>st</sup> months, last months and Sec. Deposit due upon lease execution, rent payable by ACH

2- Tenant to put a 2X annually PM contract on existing HVAC equipment

3- Overnight truck or trailer storage (other than van sized vehicles) not allowed

4- For appropriate lease term and credit the Landlord will consider removing the drop ceiling in the production area and returning it to traditional warehouse.

This information is provided herein without warranty or representation of any kind what so ever. The information provided is subject to errors, omissions, change of price or terms, withdrawal without notice and any other conditions imposed by the property owner. All interested parties shall be solely responsible for investigating the property to their sole satisfaction.