



For Lease

Industrial/Flex Building

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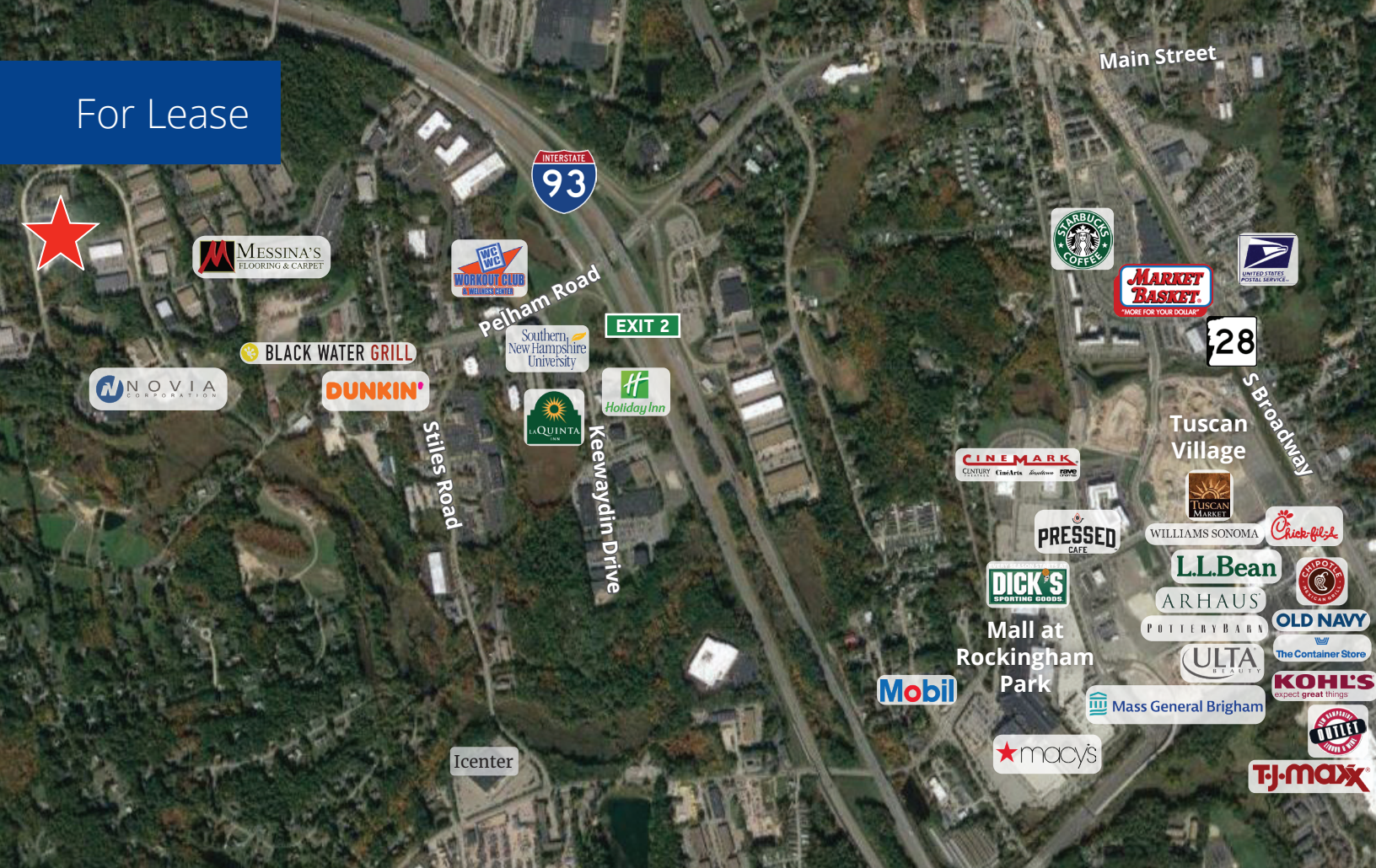
22 Northwestern Drive Salem, NH

Property Highlights

- 37,000± SF available for lease on the 1st floor of a high-quality industrial/flex building, built in 2007, and situated on 6.2± acres
- Well-balanced layout featuring 7,500± SF of office space and 29,500± SF of manufacturing/warehouse area
- Office build-out includes multiple conference rooms, open collaborative areas, and private offices
- Common area includes use of a large multi-purpose event room and a gym
- Manufacturing/warehouse space offers 25' x 25' column spacing, modine heaters, wet sprinkler system, 22' clear height, 2 drive-in doors, and 3 loading docks
- Conveniently located just off Exit 2, I-93

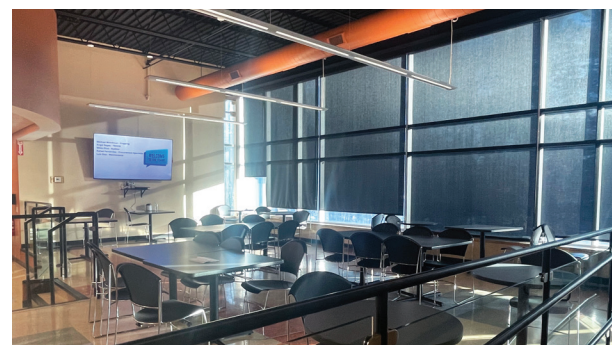
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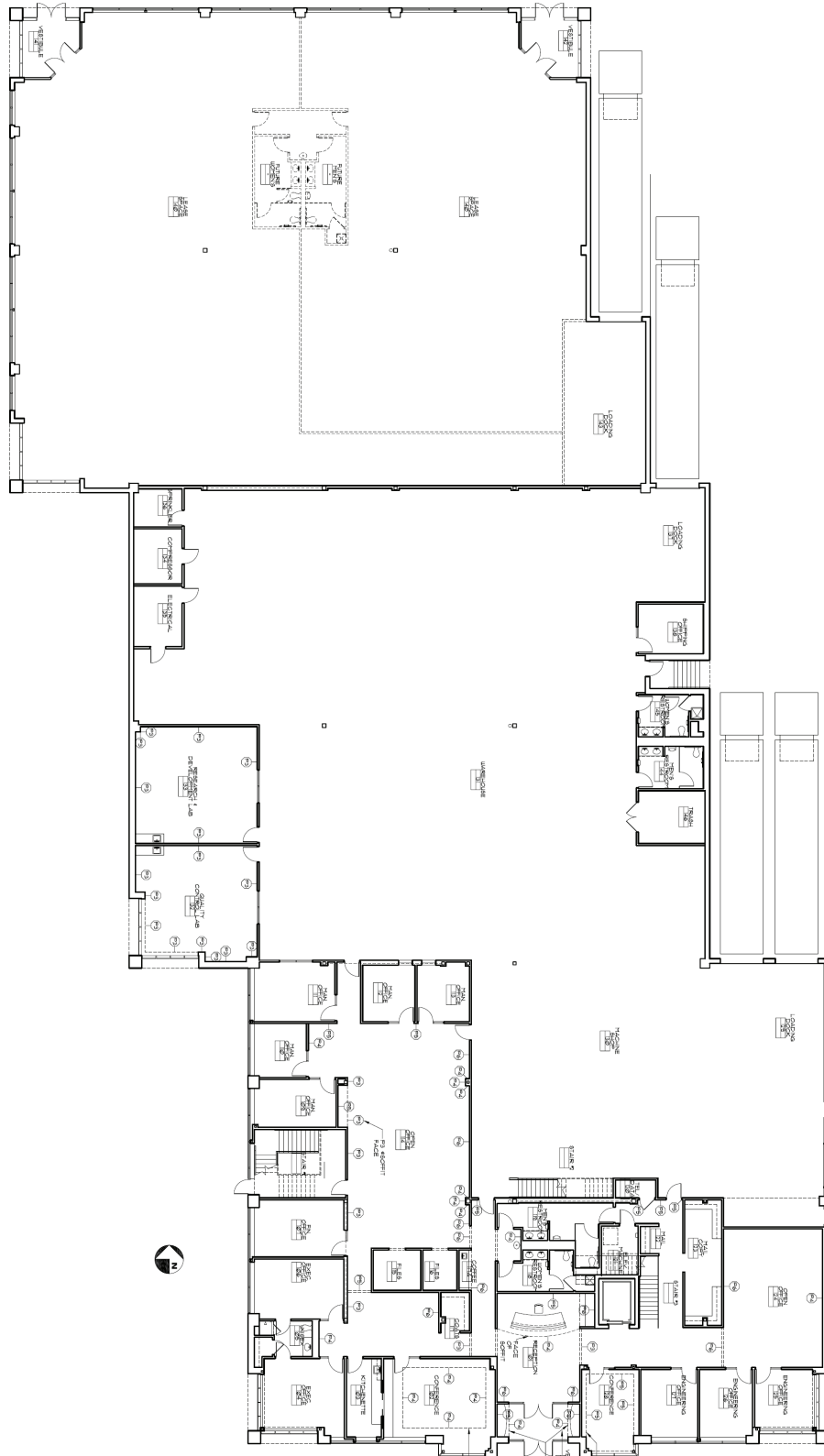


Specifications

| | |
|--------------------|--------------------------------------|
| Address: | 22 Northwestern Drive |
| Location: | Salem, NH 03079 |
| Building Type: | Manufacturing/flex/office |
| Year Built: | 2007 |
| Total Building SF: | 45,000± |
| Available SF: | 37,000± |
| Floors: | 2 |
| Acreage: | 6.2± |
| Utilities: | Municipal water & sewer; natural gas |
| Zoning: | Industrial |
| Clear Height: | 22'± |
| Ceiling Height: | 26'± |
| Drive-in Doors: | 2 |
| Loading Docks: | 3 |
| Power: | 2,000A; 480V; 3 phase |
| Parking: | 113± on-site spaces |
| Elevator: | Yes |
| 2025 NNN Expenses: | \$4.06 PSF |
| Lease Rate: | See Agent |



1st Floor Plan



Not to scale.