



For Sale or Lease

Commercial Mill Units

60 Rogers Street Manchester, NH

Property Highlights

- Well-maintained mill building abutting the municipal government complex is for sale with one unit available for lease
- Nearly 100% leased
- Unit 1B, formerly a church, is 2,850± SF and consists of open space, offices, a kitchen, and 2 restrooms; available 10/1/24
- Unit 6 is 2,600± SF and consists of an open storage area
- Renovations over the last 15 years include new windows, roof, flooring, sprinkler system, gas fired HVAC's, plumbing, electrical, and passenger and freight elevators
- Property features ample on-site parking

Submit NDA for Offering Memorandum

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

Doug Martin

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

Laura Nesmith

Senior Associate
+1 603 860 9359
laura.nesmith@colliers.com



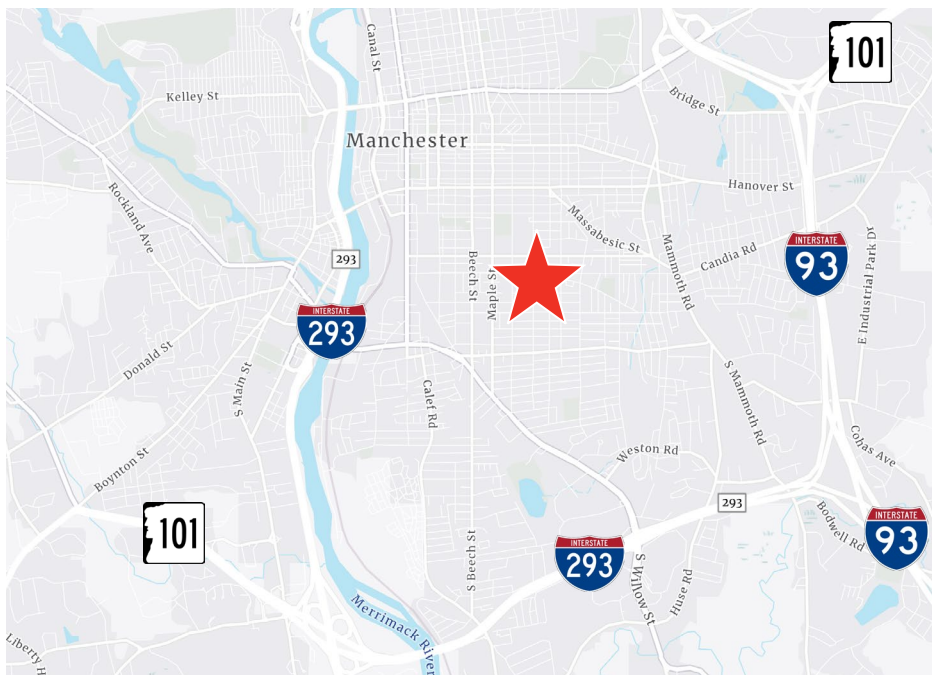
175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100
colliers.com

For Sale or Lease

Specifications

Address:	60 Rogers Street
Location:	Manchester, NH 03103
Building Type:	Office/R&D/flex/mill
Year Built:	1900
Total Building SF:	76,000±
Available SF:	Unit 1B: 2,850± Unit 6: 2,600±
Floors:	2
Utilities:	Municipal water & sewer Natural gas
Zoning:	RDV
Parking:	Ample on-site
Electrical:	3 phase
Sprinklers:	Wet system
2023 Taxes:	\$51,442.54
2023 NNN Expenses:	\$2.30 PSF
Lease Rate:	\$8.50 NNN
List Price:	\$5,495,000

Aerial



Contact us:

Doug Martin

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

Laura Nesmith

Senior Associate
+1 603 860 9359
laura.nesmith@colliers.com



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

Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **293 Elm Street, 305 Massabesic Street, 223 Second Street/Blaine Street, 60 Rogers Street, and/or 470 Pine Street in Manchester, NH.**

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or **HTT, LLC; Robat Holdings, LLC; T.A.D., LLC; TAMCO, LLC; or Tokena Corp.** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **HTT, LLC; Robat Holdings, LLC; T.A.D., LLC; TAMCO, LLC; or Tokena Corp.**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

Buyer understands that Colliers is the sole Broker involved in this transaction. Buyer acknowledges that it is not acting as a Broker in requesting this information. Should Buyer elect to utilize a Broker of their own, Buyer shall be solely responsible for compensating their Broker.

BUYER:

Signature

Date

Name (typed or printed)

