



## 9B Puzzle Ln

9B Puzzle Ln, Newton, NH 03858



**Coleman McDonough**

SNH Industrial Park

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,Plastow, NH 03865

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## 9B Puzzle Ln

\$11.20 /SF/YR

This versatile industrial property offers everything you need for efficient operations. Situated on 2 acres of parking space, the building features an impressive 32-foot high ceiling, ideal for accommodating a range of equipment and storage needs. The facility is equipped with 1,200 amps of electricity, including 3-phase power and 2 separate electrical services, ensuring a robust power supply for heavy-duty machinery.

The building is illuminated by 2-year-old LED lighting for optimal energy efficiency. It includes three 14'x16' bay doors for easy access and loading. Additionally, the property boasts a loading dock with an auto-leveler and weather-stripping, offering convenience and protection in all seasons. Plus, a sky crane is included for your equipment needs!

Perfect for warehousing, distribution, or manufacturing, this space is built to enhance productivity....



Rental Rate: \$11.20 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 30,000 SF

Year Built: 2021

Rental Rate Mo: \$0.93 /SF/MO

## 1st Floor

Space Available	30,000 SF
Rental Rate	\$11.20 /SF/YR
Date Available	March 01, 2025
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	5 - 20 Years

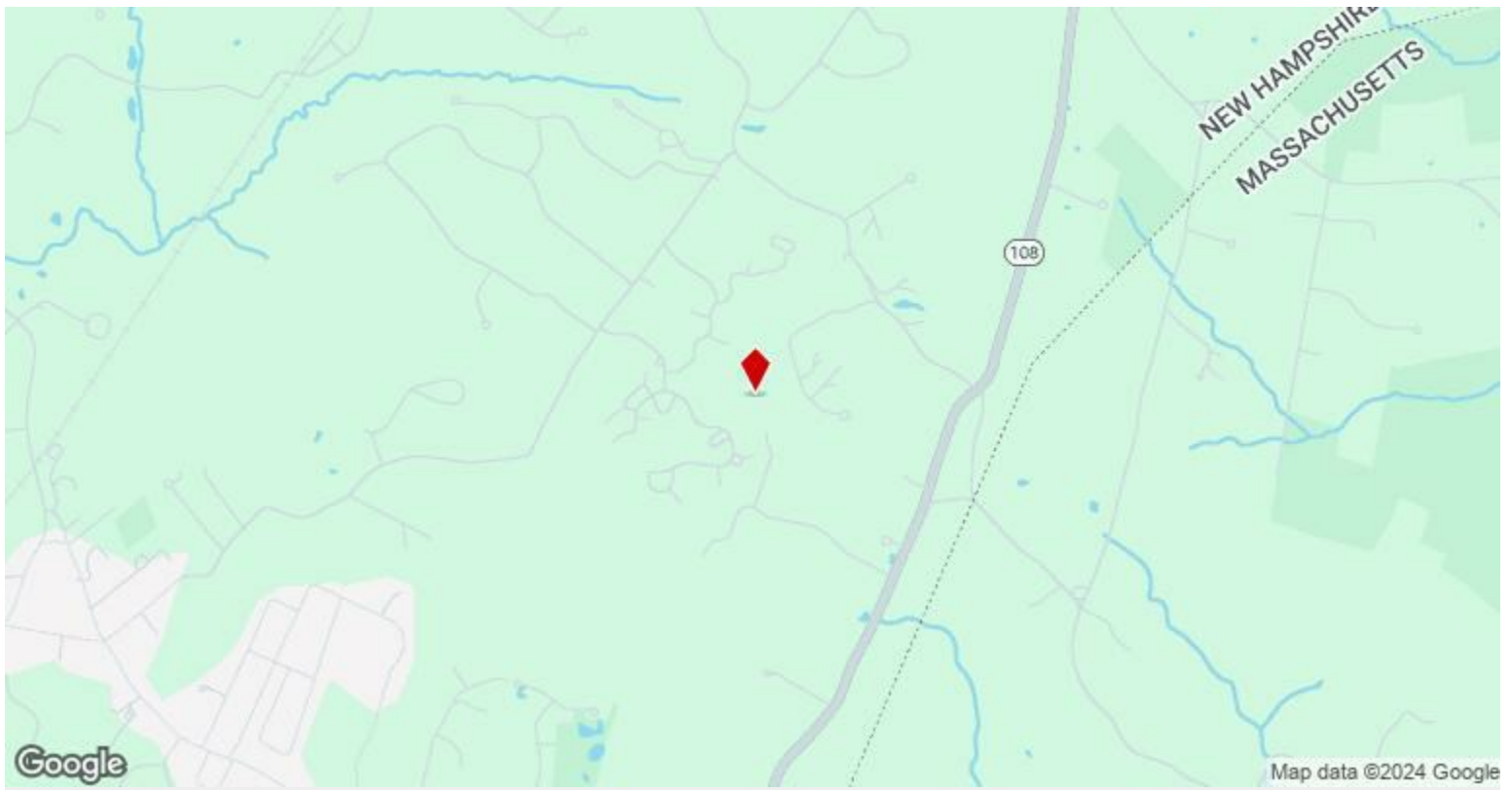
This expansive 30,000-square-foot industrial space is designed for optimal functionality and efficiency. With a towering 32-foot ceiling, the area can easily accommodate large equipment and extensive storage needs. It's powered by 1,200 amps of electricity, featuring 3-phase power and dual electrical services, ideal for supporting high-demand machinery. Bright, energy-efficient LED lighting (installed just two years ago) illuminates the space, creating a well-lit work environment. The space includes three oversized 14'x16' bay doors for smooth access and loading, along with a loading dock equipped with an auto-leveler and weather-stripping to ensure operational ease in any season. A sky crane is also available for heavy-lifting needs, providing even greater versatility. Ideal for warehousing, distribution, or manufacturing, this facility is ready to enhance your business operations.

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Munters Corporation	-	March 2026



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# Property Photos





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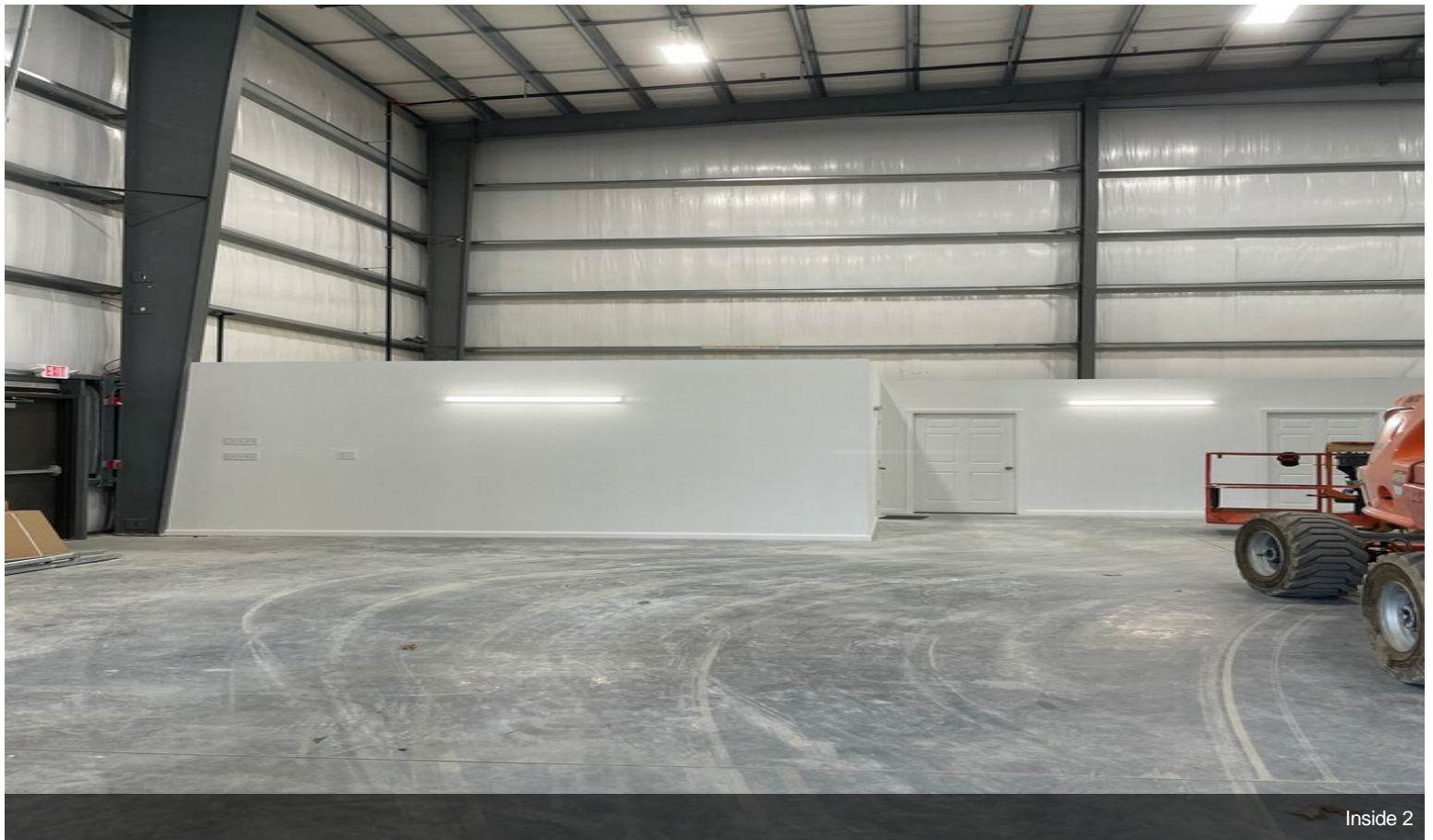




# Property Photos



Outside 4



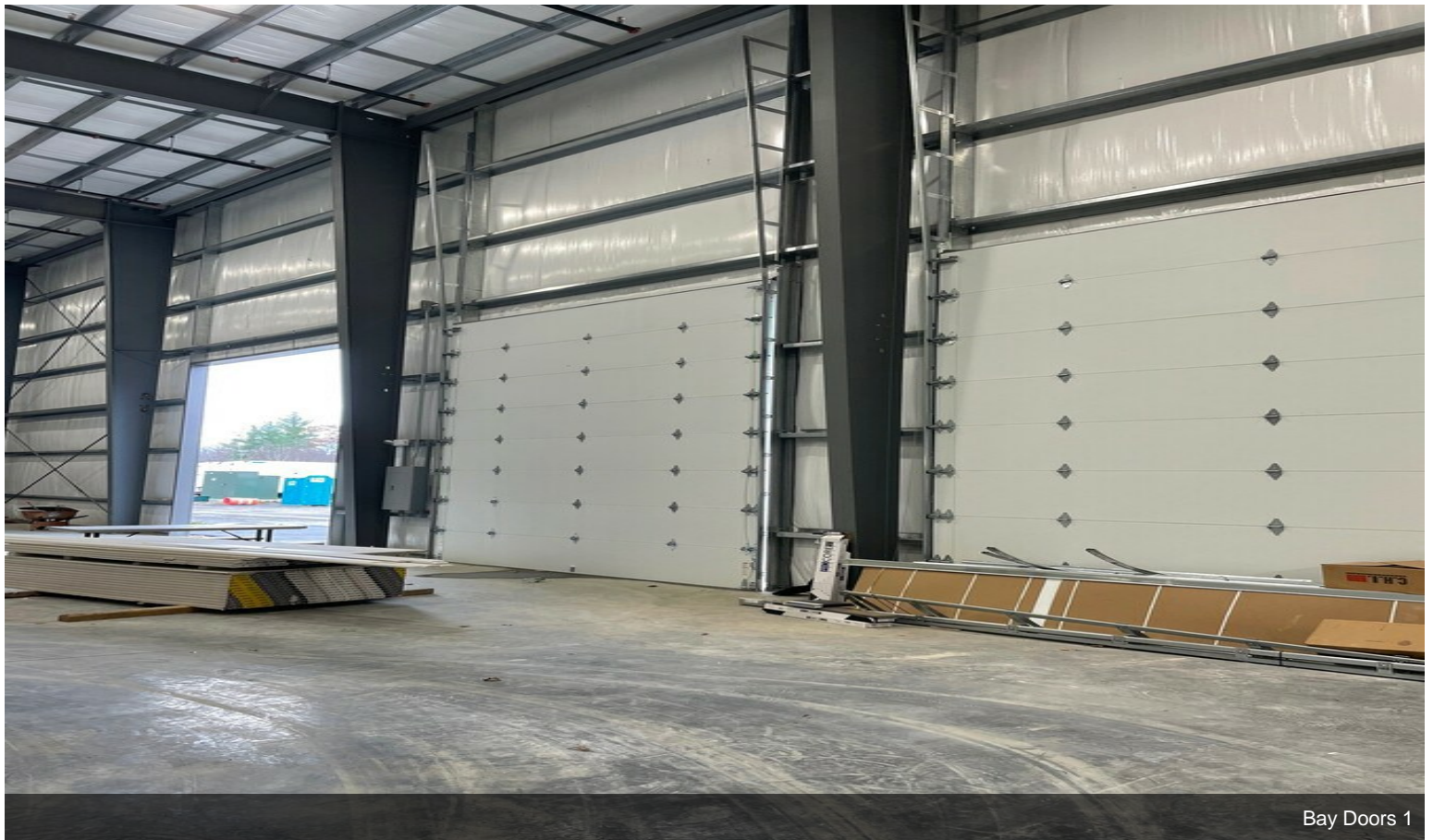
Inside 2



# Property Photos



Office 1



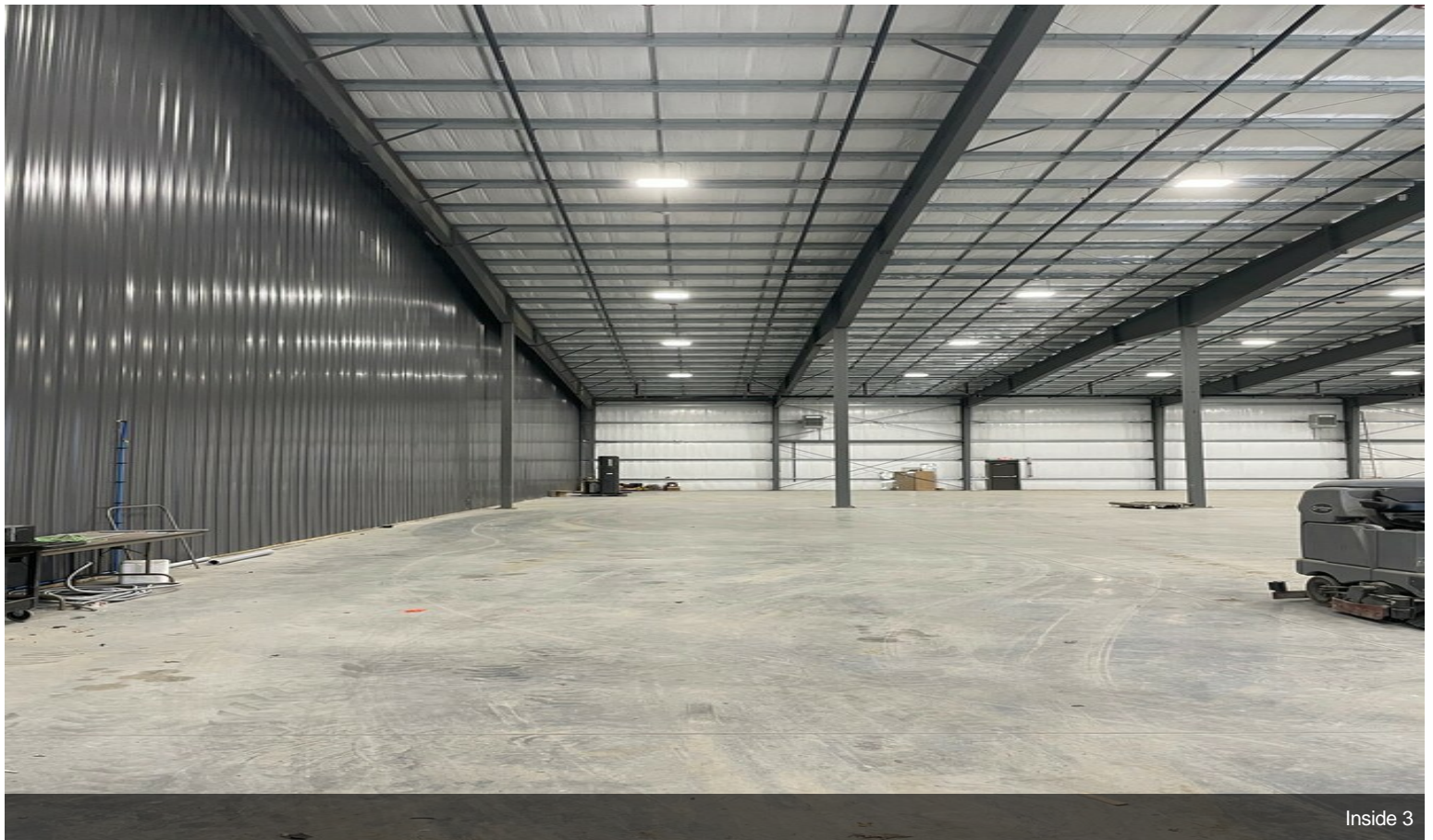
Bay Doors 1



# Property Photos



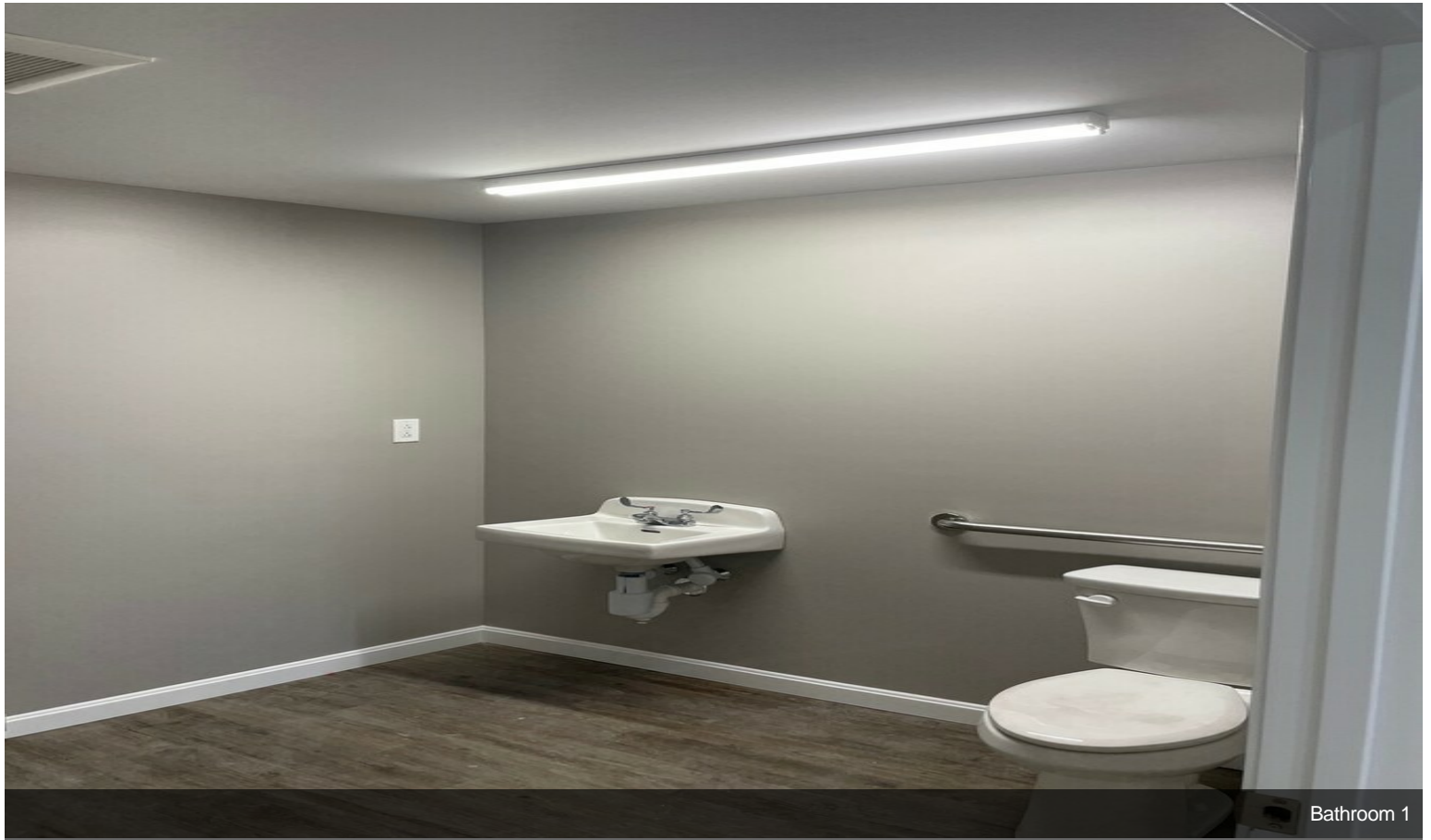
Inside 1



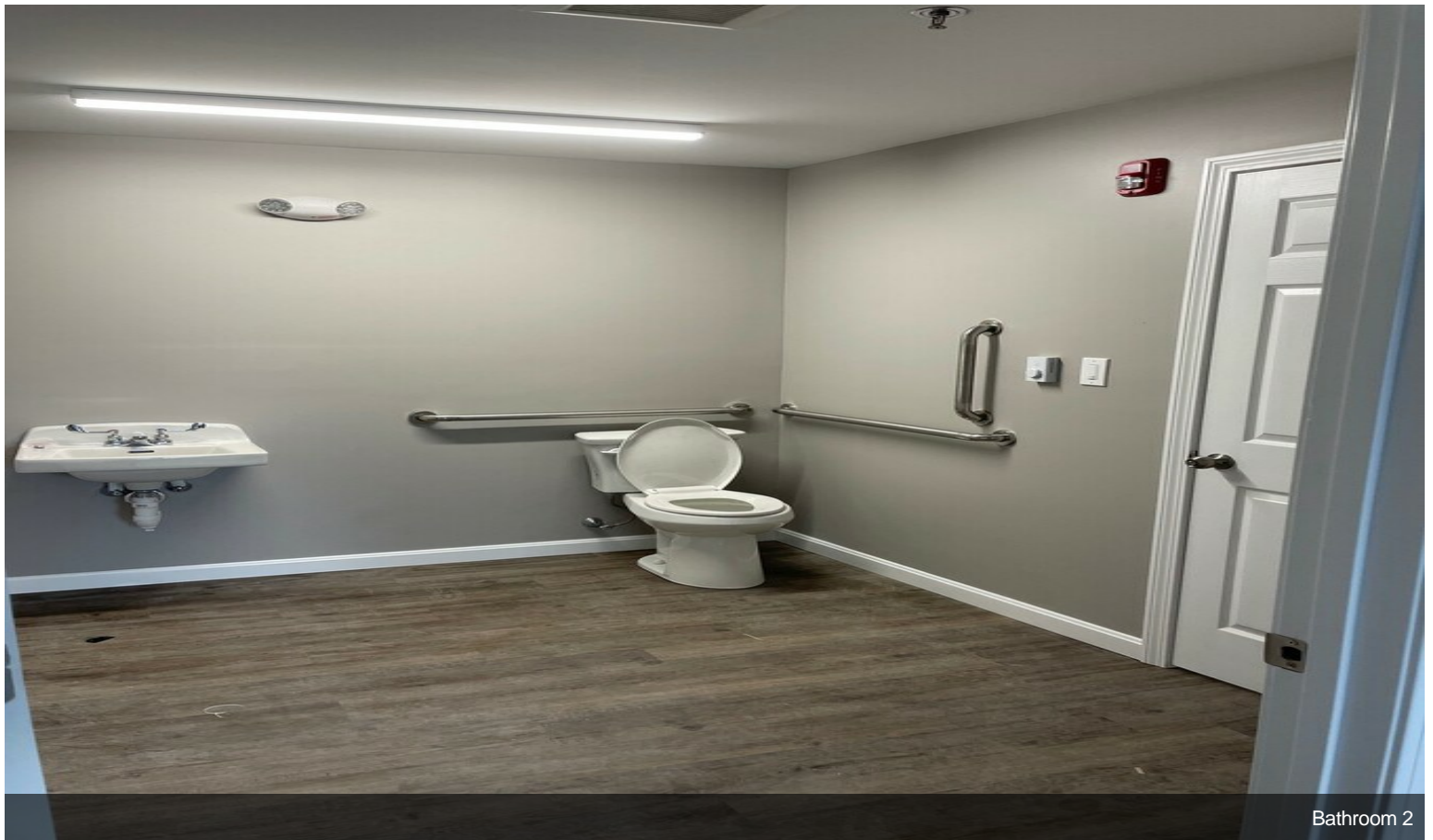
Inside 3



# Property Photos



Bathroom 1



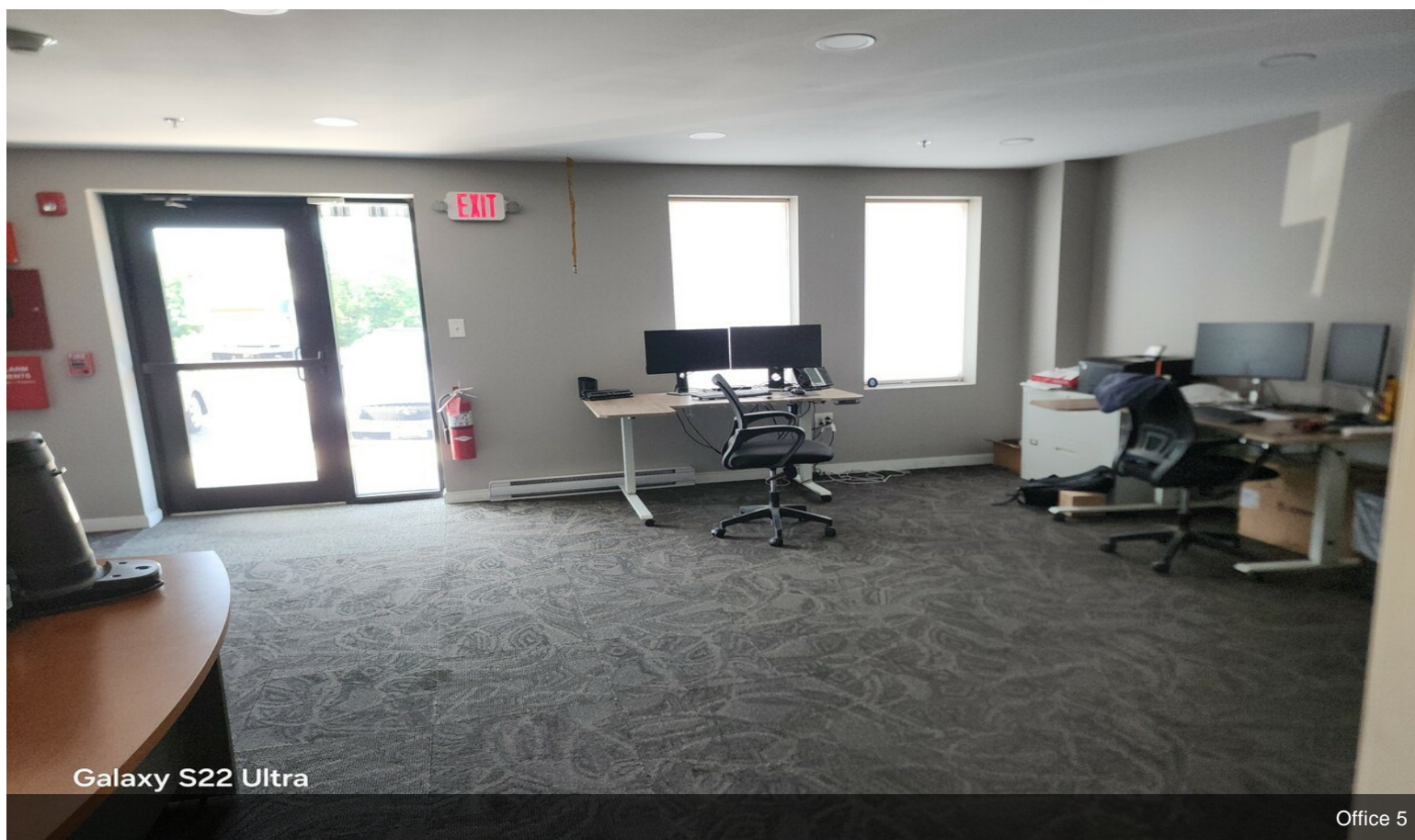
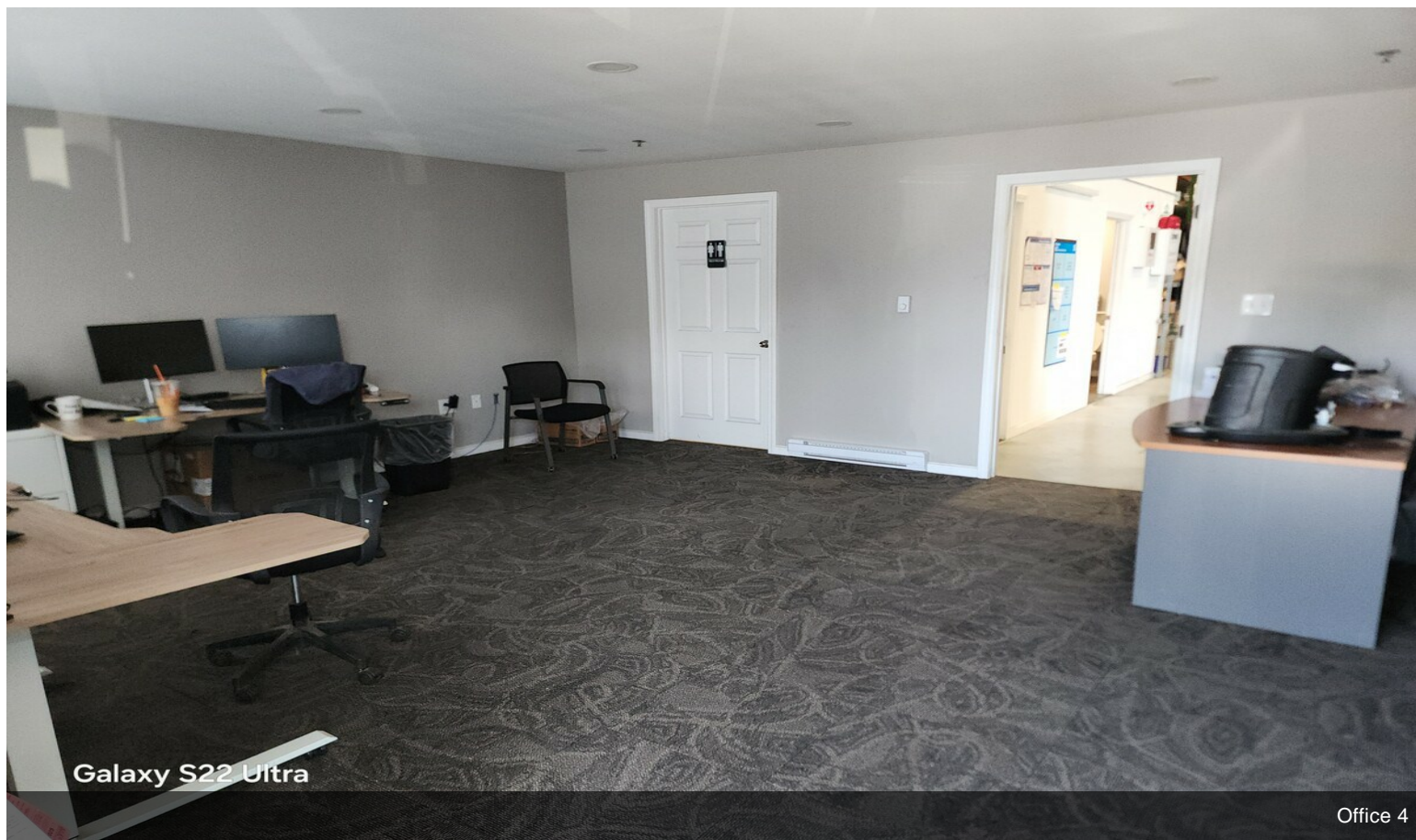
Bathroom 2

# Property Photos



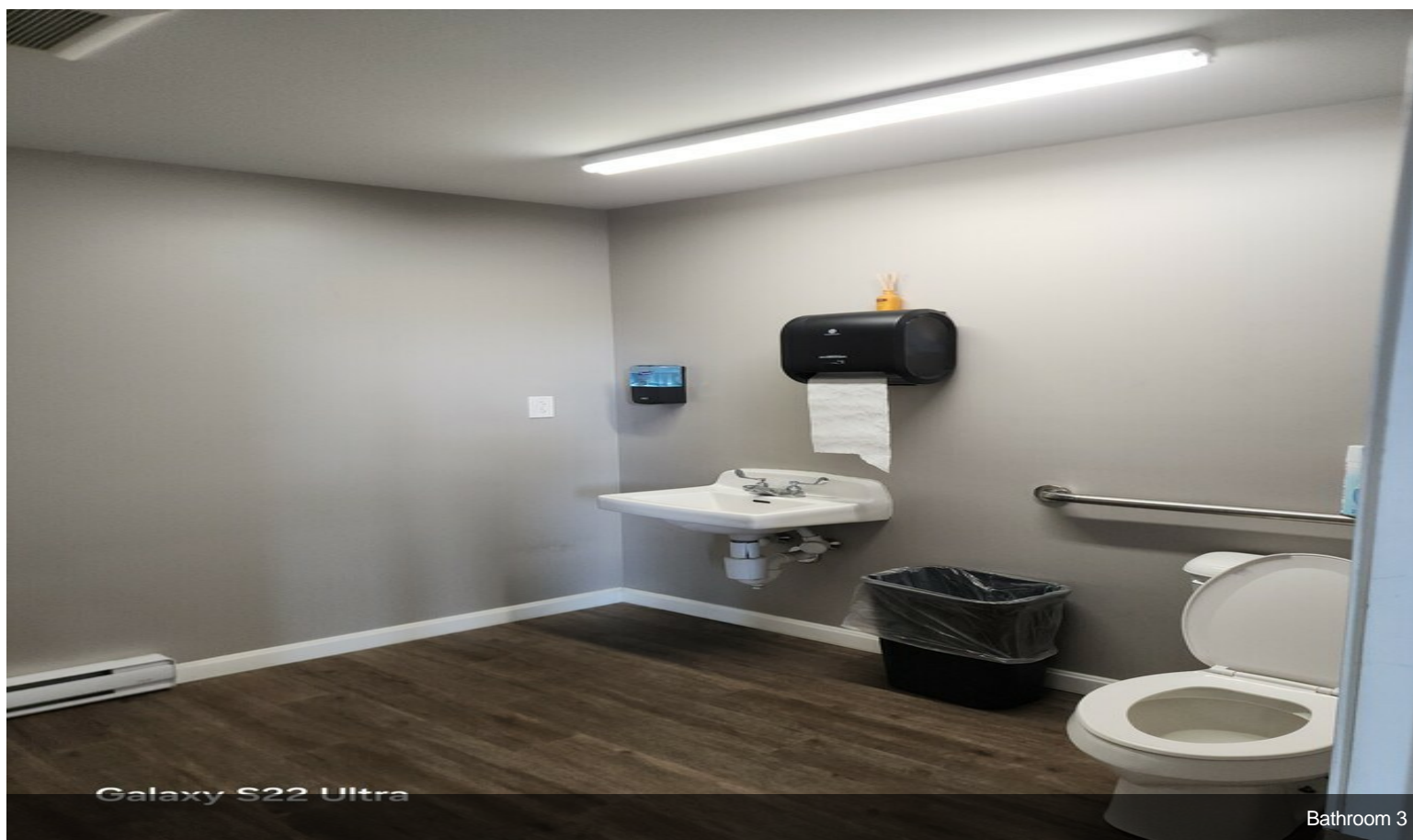


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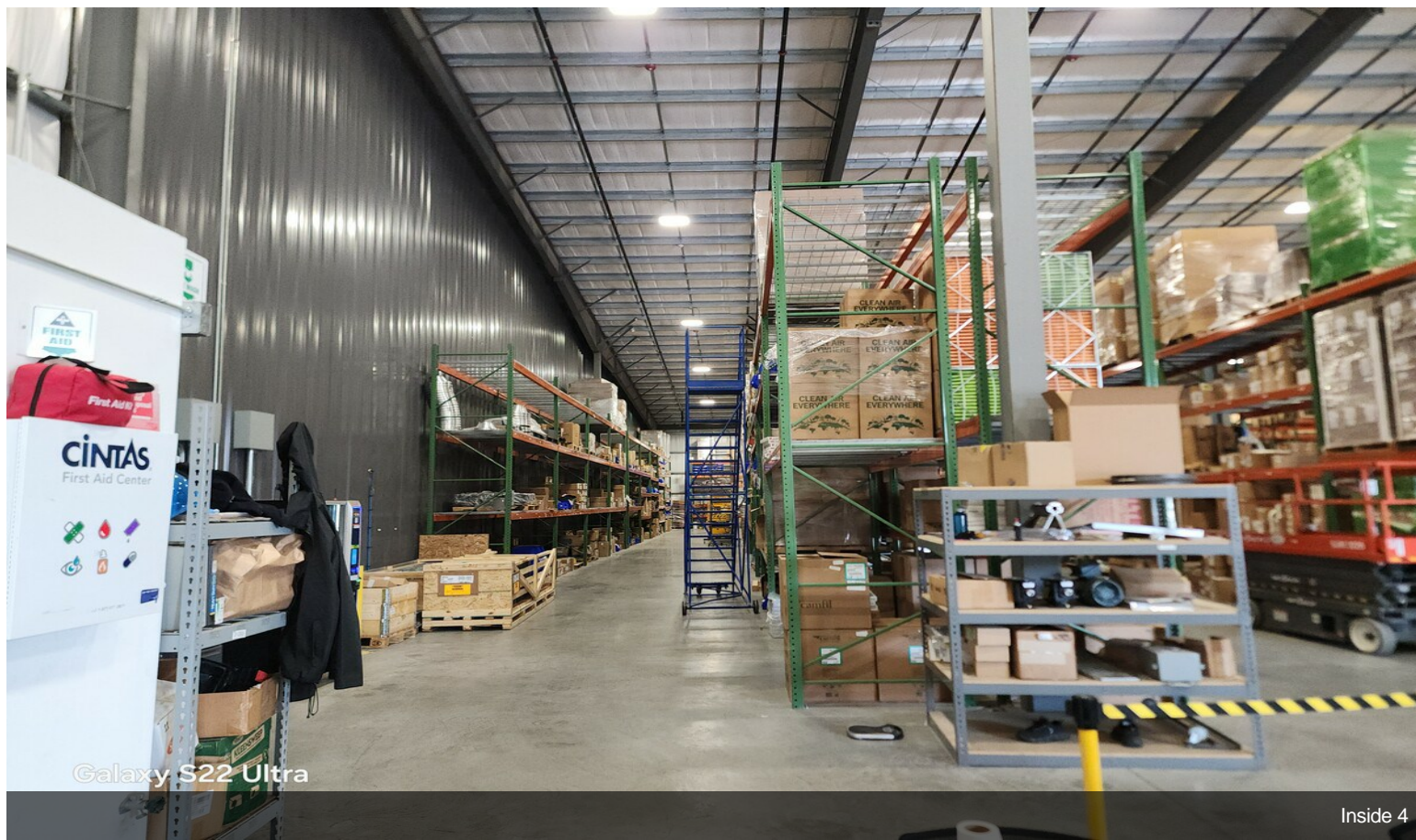


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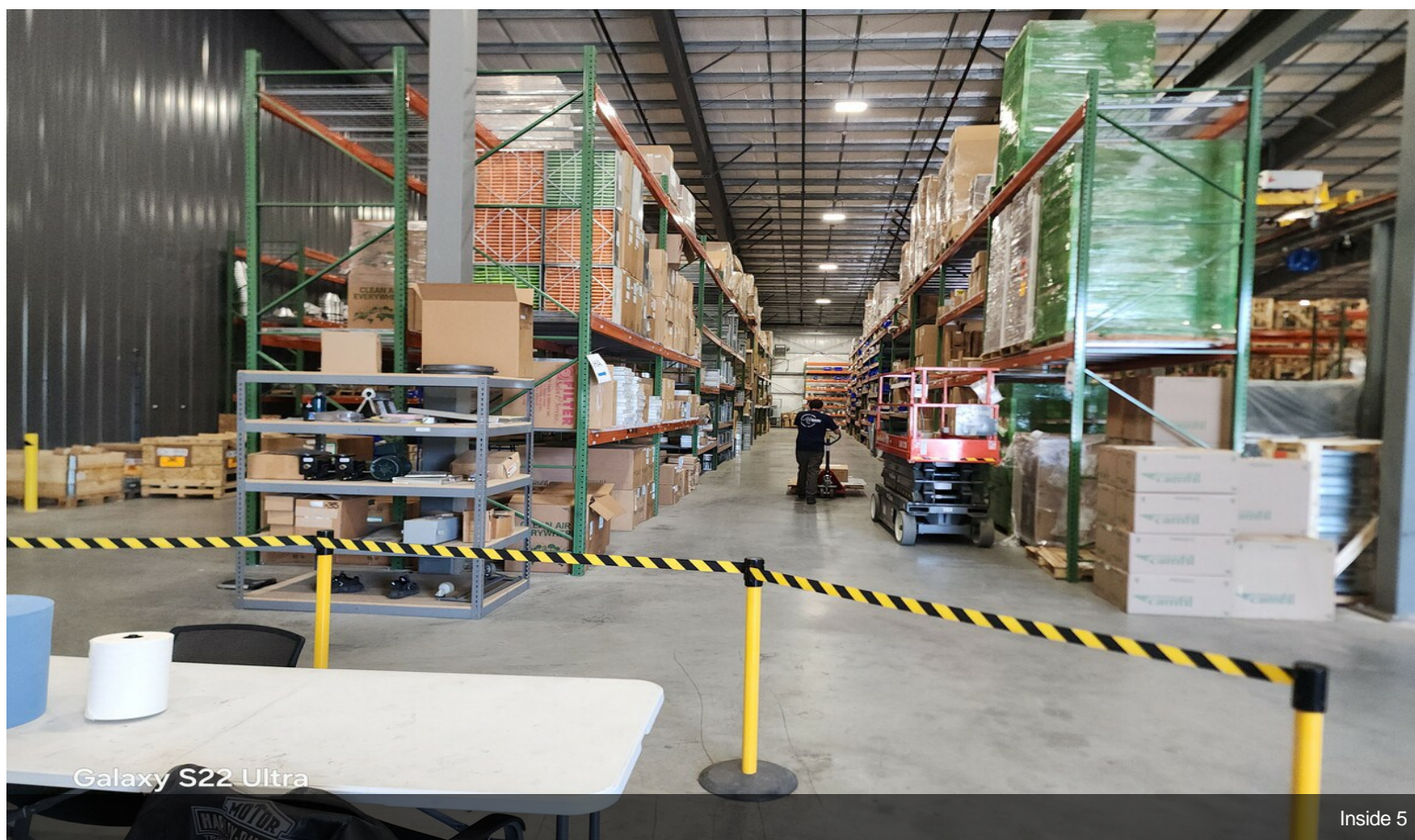




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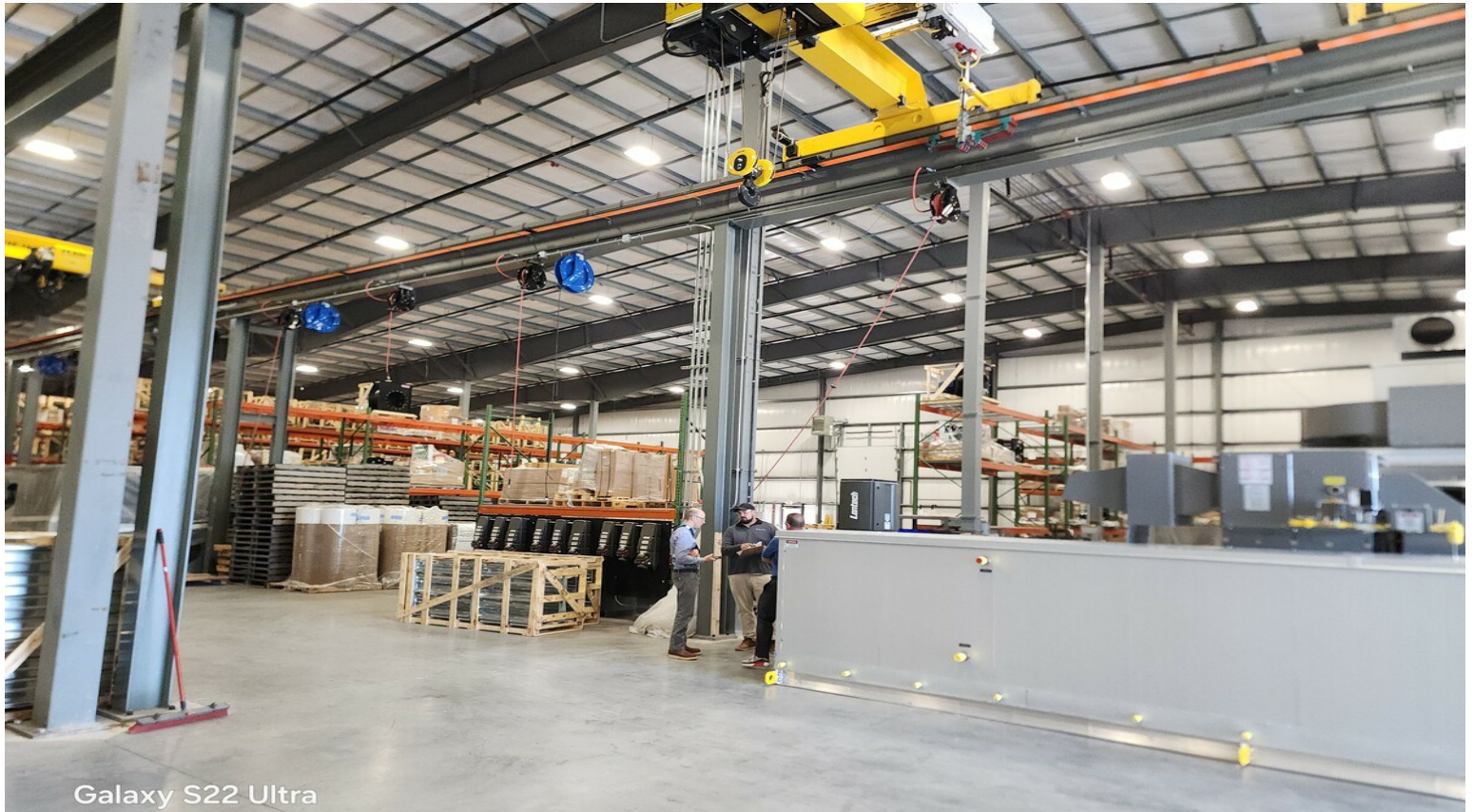
Inside 4



Inside 5

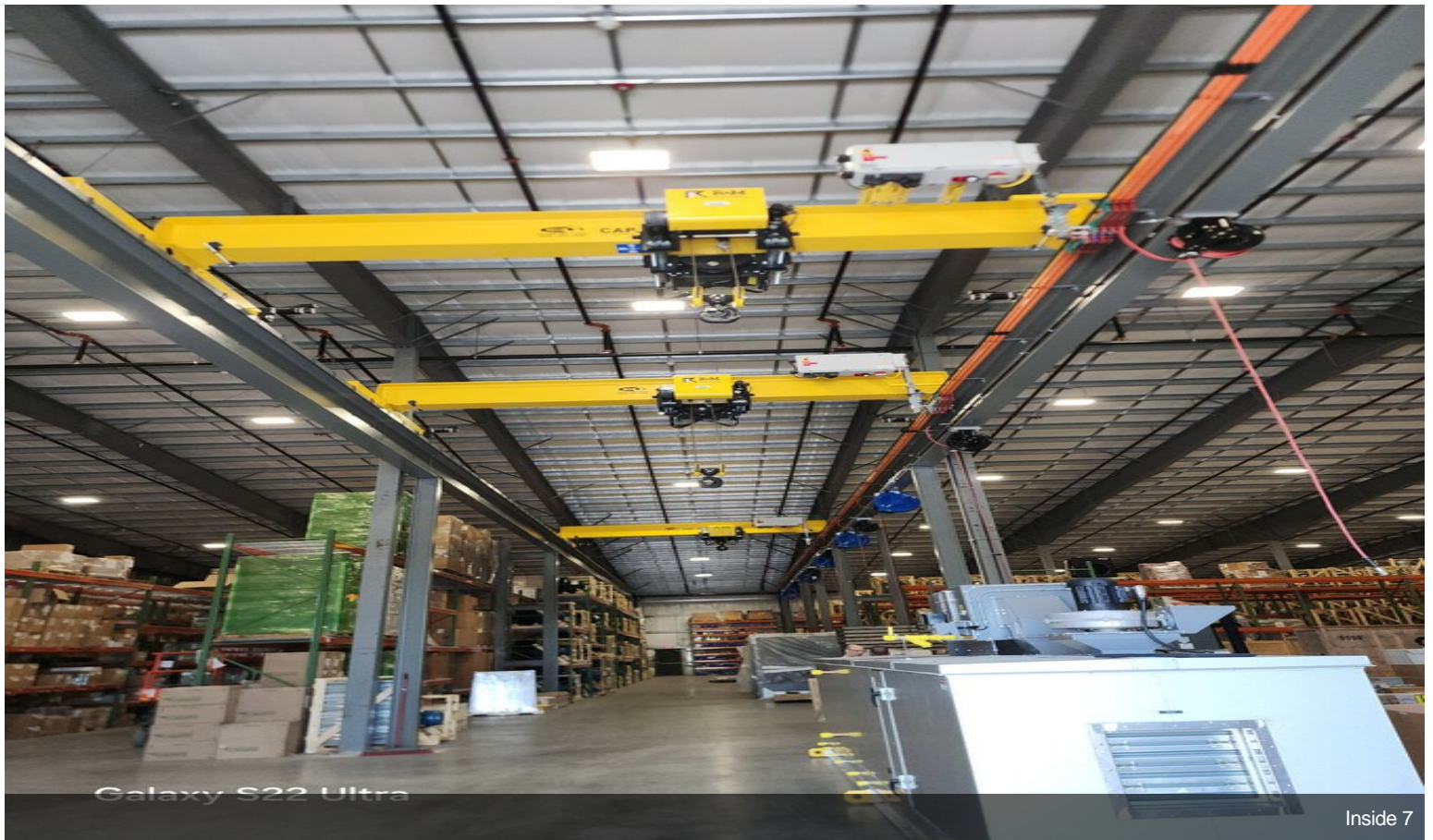


# Property Photos



Galaxy S22 Ultra

Inside 6



Galaxy S22 Ultra

Inside 7



# Property Photos



Galaxy S22 Ultra

Inside 8



Galaxy S22 Ultra

Inside 9



# Property Photos



Galaxy S22 Ultra

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