

# GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services



## **FOR LEASE** **SERVICE / CONTRACTOR / WAREHOUSE / INDUSTRIAL SPACE**

**LOCATION:** 40 Lowell Road (Route 38), Salem N.H. Unit 7

**S.F. AVAIL:** 2,321 SF comprised of 1,300 SF industrial + 1,000 SF office/kitchenette/restrooms

**ACCESS:** Exits 1 or 2, Interstate 93      **SPRINKLERS:** Wet system

**PARKING:** 7-11 spaces      **CLEAR HT:** 20' (approx.)

**ZONING:** Commercial/Industrial B      **WATER:** Municipal  
**SEWER:** Septic

**HEAT:** Propane FHA

**ELECTRIC:** 120/208 Volts 100 Amps Liberty Utilities

**LOADING:** A 12' wide x 14' high overhead drive in door

**PRICE:** \$2,200/month  
Rent includes RE Taxes and Condominium Fee, net utilities (elec. & gas)

The space is available immediately.

**COMMENTS:** This well constructed building enjoys outstanding highway access, excellent clear height and can be used for a wide range of Service, Contractor, R&D, Warehouse and Industrial uses.

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40 LOWELL ROAD  
SALEM NH

