

# For Lease

Industrial/Office/Warehouse  
1 Perimeter Road  
Manchester, NH 03103



**Available Space:**

**3,040 SF Office & Warehouse**

**Type/Use:**

**Office/Lt Mfg/R&D/Warehouse**

**Lease Rate:**

**\$12.50 PSF NNN**

**Comments:**

**Efficient small office/warehouse space perfect for any light industrial use or contractor in need of office with equipment or other inventory. ½ mile to Route 293, Route 101 and I-93**



**Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
[www.stebbinscommercialproperties.com](http://www.stebbinscommercialproperties.com)

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Manchester, NH 03103



## Building Data:

|                  |   |
|------------------|---|
| Available Space: | 3,040 SF  |
| Type / Use:      | Office / Lt Mfg / Warehouse   |
| Ceiling Height:  | 7.5' Office / 14' Warehouse   |
| Windows:         | Thermal Pane  |
| Walls:           | Painted sheetrock   |
| Flooring:        | Carpet and concrete   |
| Composition:     | Reception, large training room, Two offices and 17,000 SF warehouse space |
| Dock doors:      | One 8 x 10  |

## Site Data:

|           |              |
|-----------|--------------|
| Signage:  | On Building  |
| Frontage: | On Perimeter |
| Parking:  | Ample        |
| Zoning:   | Industrial   |

## Utilities:

|                 |                          |
|-----------------|--------------------------|
| Water:          | Municipal                |
| Sewer:          | Municipal                |
| Power:          | 3 Phase 120/208v 225 Amp |
| Lights:         | Fluorescent              |
| Heating:        | Gas FWA                  |
| AC:             | Central in Office only   |
| Alarms:         | No                       |
| Sprinklers:     | Yes                      |
| Communications: | Comcast                  |

## Lease Information:

|                   |  |
|-------------------|--|
| Rate:             | \$12.50 PSF NNN                                    |
| Taxes, Cam & Ins: | \$5.53 PSF   |
| Utilities:        | Direct bill from provider (Eversource and Liberty) |



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