

# For Lease

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



<b>Available Space:</b>	<b>3,040 SF Office &amp; Warehouse</b>
<b>Type/Use:</b>	<b>Office/Lt Mfg/R&amp;D/Warehouse</b>
<b>Lease Rate:</b>	<b>\$12.50 PSF NNN</b>
<b>Comments:</b>	<b>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</b>



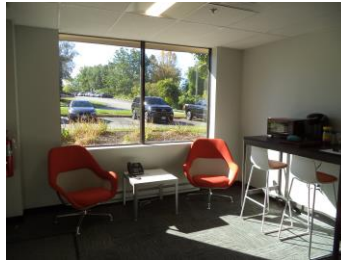
## **Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
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# For Lease

## Industrial/Office/Warehouse 1 Perimeter Road 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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