



For Lease

# High-Bay Industrial/Flex

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35 Pine Street  
Manchester, NH

## Property Highlights

- Two units available for lease in a 40,387± SF industrial/flex building conveniently located just 1.3± miles from I-293
- Unit 1 is 16,800± SF and offers high-bay warehouse space with 20'± clear height and 5 dock height doors
- Unit 2 is 16,000± SF consisting of warehouse/flex space with 14'± clear height and a modern glass facade
- Office build-out includes a mix of private offices, conference rooms, a kitchenette, and 6 restrooms with showers
- Building is well-equipped with 6,000 PSI reinforced concrete floors, 800 amps, 208 volts, and 3 phase power
- Racking and forklift available for purchase

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## Specifications

Address:	35 Pine Street
Location:	Manchester, NH 03103
Building Type:	Warehouse
Year Built:	1985
Total Building SF:	40,387±
Available SF:	Unit 1: 16,800± Unit 2: 16,000±
Floors:	1
Utilities:	Municipal water & sewer Natural gas; HVAC
Zoning:	Redevelopment District/Mixed-Use (RDV)
Clear Height:	14'± to 20'±
Loading Docks:	5
Sprinklers:	Wet system
Power:	800A; 208V; 3 phase
Parking:	Ample on-site
2025 NNN Expenses:	\$3.50 PSF • CAM: \$2.54 • Taxes: \$0.96
Lease Rate:	\$9.00 NNN

## Locator Map

