

For Lease

**Retail / Office
271 Mammoth Road
Manchester, NH 03109**



Building Size:	10,000 SF
Type/Use:	Retail / Office
Parking:	25 Spaces
Lease Rate:	\$11.00 PSF Modified Gross
Zoning:	B-2
Comments:	Former CVS Drug & Pharmacy. Parking lot is somewhat encumbered by a temporary easement (attached) to the City of Manchester for four (4) years for water/sewer & drainage improvements in the area. Employee & customer parking will be provided onsite.



Stebbins Commercial Properties LLC

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

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

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Manchester, NH 03109

Building Data:

Available Space:	10,000 SF
Type / Use:	Retail / Office
Construction Type:	Steel/Metal
Ceiling Height:	11.5'
Windows:	Thermal Pane
Walls:	Drywall/Sheetrock
Flooring:	Carpet/Concrete

Site Data:

Signage:	On roadside pylon and building
Lot Size:	1.19 acres
Frontage:	On Mammoth Road
Parking:	25 Spaces
Zoning:	B-2

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	120/208 200 amp single phase
Lights:	Fluorescent
Heating:	Gas FWA
AC:	Central
Alarms:	Yes
Sprinklers:	Yes
Communications:	Comcast

Lease Information:

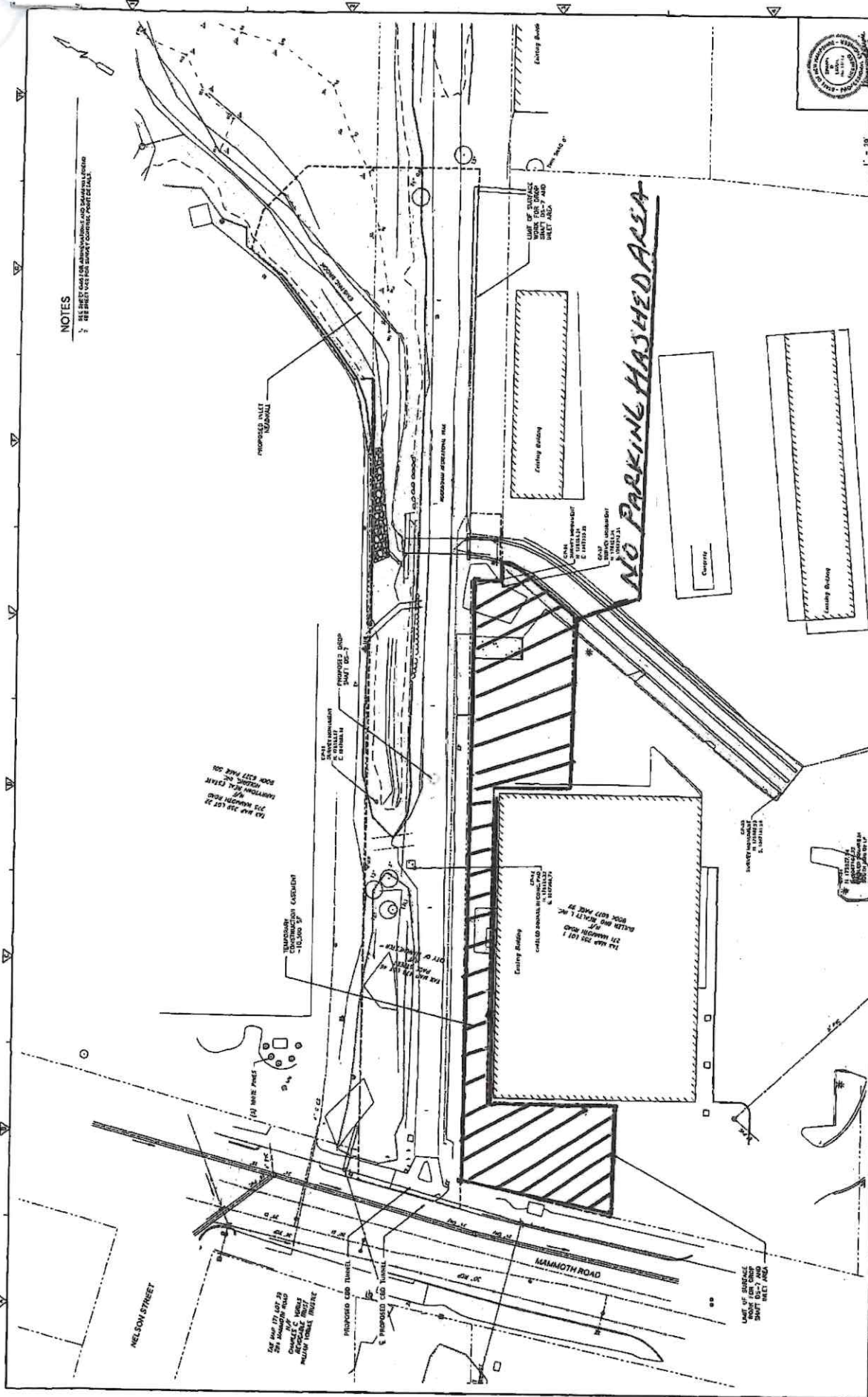
Rate:	\$11.00 PSF Modified Gross
Utilities:	Eversource and Liberty Utilities direct bill to tenant from provider.



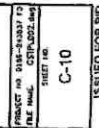
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NOTES
 1. SEE SHEET FOR EXISTING CONDITIONS AND SURFACE ELEVATIONS
 2. SEE SHEET FOR PROPOSED DRAINAGE CONDITIONS AND SURFACE ELEVATIONS



PROJECT NO. 018-03037-10
 SHEET NO. C-10

**EXISTING CONDITIONS PLAN
 DROP SHAFT DS-7 AND INLET AREA**

CITY OF MANCHESTER, NEW HAMPSHIRE
 PHASE II C&D ATTENUATION PROGRAM
CEMETERY BROOK DRAIN TUNNEL PROJECT



GPM Smith
 CONSULTING ENGINEERS
 271 HAMMOTH ROAD
 MANCHESTER, NH 03102
 TEL: 603-881-1111
 FAX: 603-881-1112
 WWW.GPM-SMITH.COM

DESIGNED BY: S. WILSON
 CHECKED BY: S. WILSON
 DRAWN BY: S. WILSON
 APPROVED BY: S. WILSON
 DATE: 12/15/2010

REV	DATE	DESCRIPTION

ISSUED FOR BID

