



For Sale

Flex/R&D/Warehouse Building

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32 Library Street Allenstown, NH

Property Highlights

- Rare opportunity for a standalone industrial property for sale
- 8,703± SF manufacturing/R&D/warehouse building on 3.1± acres
- Fully air conditioned, security system, 15' clear, and 1 drive-in door
- Prior use was an optical lab and existing infrastructure features a 1,600 amp 3 phase power delivery and floor drains
- Clear span, truss construction allows for a large open floor area
- 4 miles to I-93 and only half a mile to downtown Suncook

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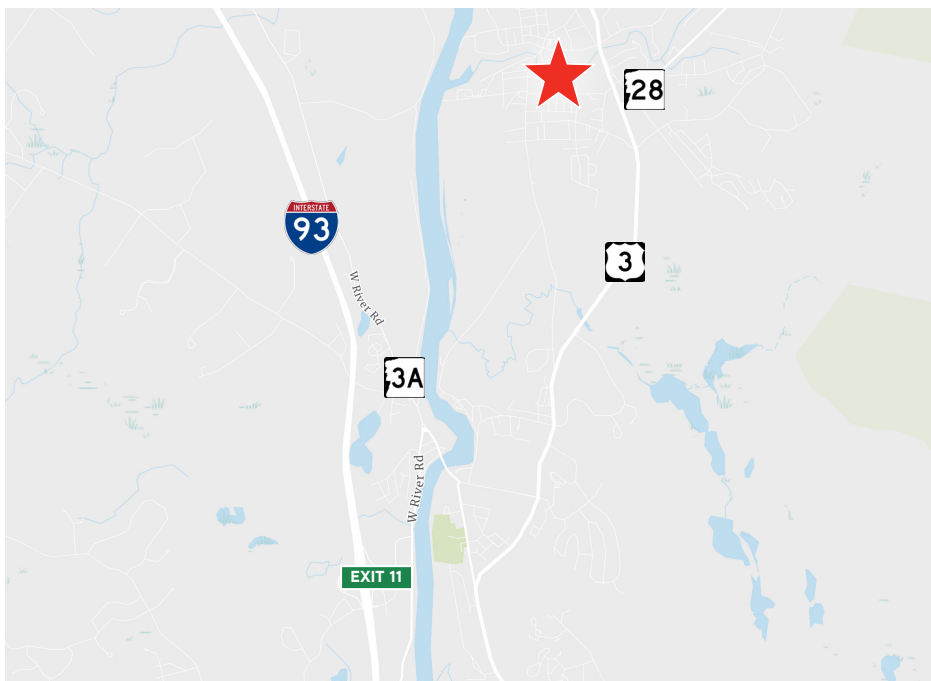
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Specifications

Address:	32 Library Street
Location:	Allenstown, NH
Building Type:	Manufacturing/R&D/warehouse
Year Built:	1969
Total Building SF:	8,703±
Floors:	1
Acreage:	3.1±
Road Frontage:	400'± on Library Street
Utilities:	Municipal water & sewer Natural gas
Zoning:	R1
Clear Height:	15'±
Drive-in Door:	1
Security System:	Yes
Parking:	Ample on-site
Power:	1600A; 208/120V; 3 phase
2023 Taxes:	\$13,099
List Price:	\$949,500



Locator Map



Contact us:

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Floor Plan

