

# 5 Ledge Road ~ Unit 3 ~ Windham, NH

~For Lease~

5 Ledge Road side of property



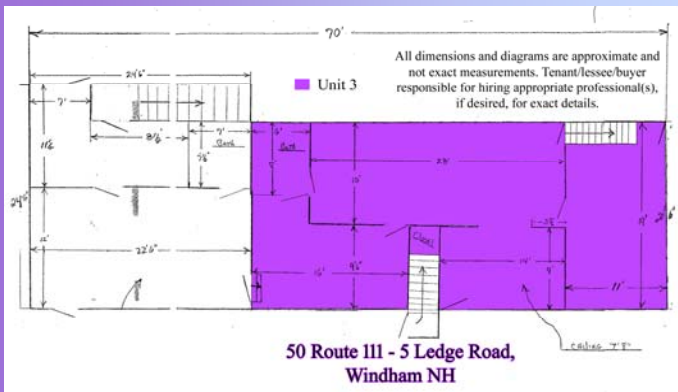
- 900 +/- SF economical ground floor unit
- Unit includes reception area, conference room, and private restroom
- Ample Parking
- Street Signage on Route 111

**\$750/mo**  
Modified gross

*Berkshire Hathaway Verani Commercial Division is pleased to announce the availability of **Unit 3** at 5 Ledge Road in Windham, NH.*

*This flexible ground level 900 SF +/- retail space is located directly off parking area and includes a private restroom, and reception area along with a conference room and office space.*

*Additional units can be added up to a total of 4,400 SF, including an attached storage/warehouse area of 1,200 SF.*



**BERKSHIRE HATHAWAY**  
Verani Realty  
Commercial



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General Unit Information  
Windham, NH 03087

\*Unit #: 3 ( 50 Route 111 (Haverhill Road)) as well as \*5 Ledge Road,

Full description individual unit: Unit 3 ground floor unit for lease - rent. This 900 SF space is located directly off of parking area and has a private restroom, reception area, conference room and ability for private offices. Very flexible unit! Additional storage space could be included for only \$3.50 per square foot. Current tenant mix of office and retail tenants. Plenty of parking and excellent location.

\*  Unit Pricing: \$750 modified gross. Tenant pays electric and propane.

Site Data

\*  Unit size: 900 SF

▽\*  Unit located on floor: First

▽  Number of Bathrooms within unit or utilized by unit: Unit has 1 private restroom.

Included in unit: Furniture: If any exists, neither the condition or functionality is represented by Landlord.  
Security system: If alarm exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired. Phone system: If phone system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

Other: \_\_\_\_\_

▽\*  Parking Spaces for unit: Common use of Ledge Road parking lot.

\*  Number of docks: \_\_\_\_\_ Door height: \_\_\_\_\_  NA

\*  Number of drive-in doors: \_\_\_\_\_ Door height: \_\_\_\_\_  NA

\*  Communications network: (DSL, cable, phone line only, etc.) high speed internet in building

Signage: Signage may be available on sign on Route 111.

▽  Floors (Carpeted, concrete, tile, etc.) Mostly carpeted

▽\*  Ceiling Height: 8' +/-  Varied

\*  Heat Source (Fuel)/Heat Type: Propane/Forced hot air. Unit is separately zoned. Tenant to share in heating costs based on prorated SF share.

Air Conditioning Source/Type: Central AC

\*  Handicapped Access: First floor access!

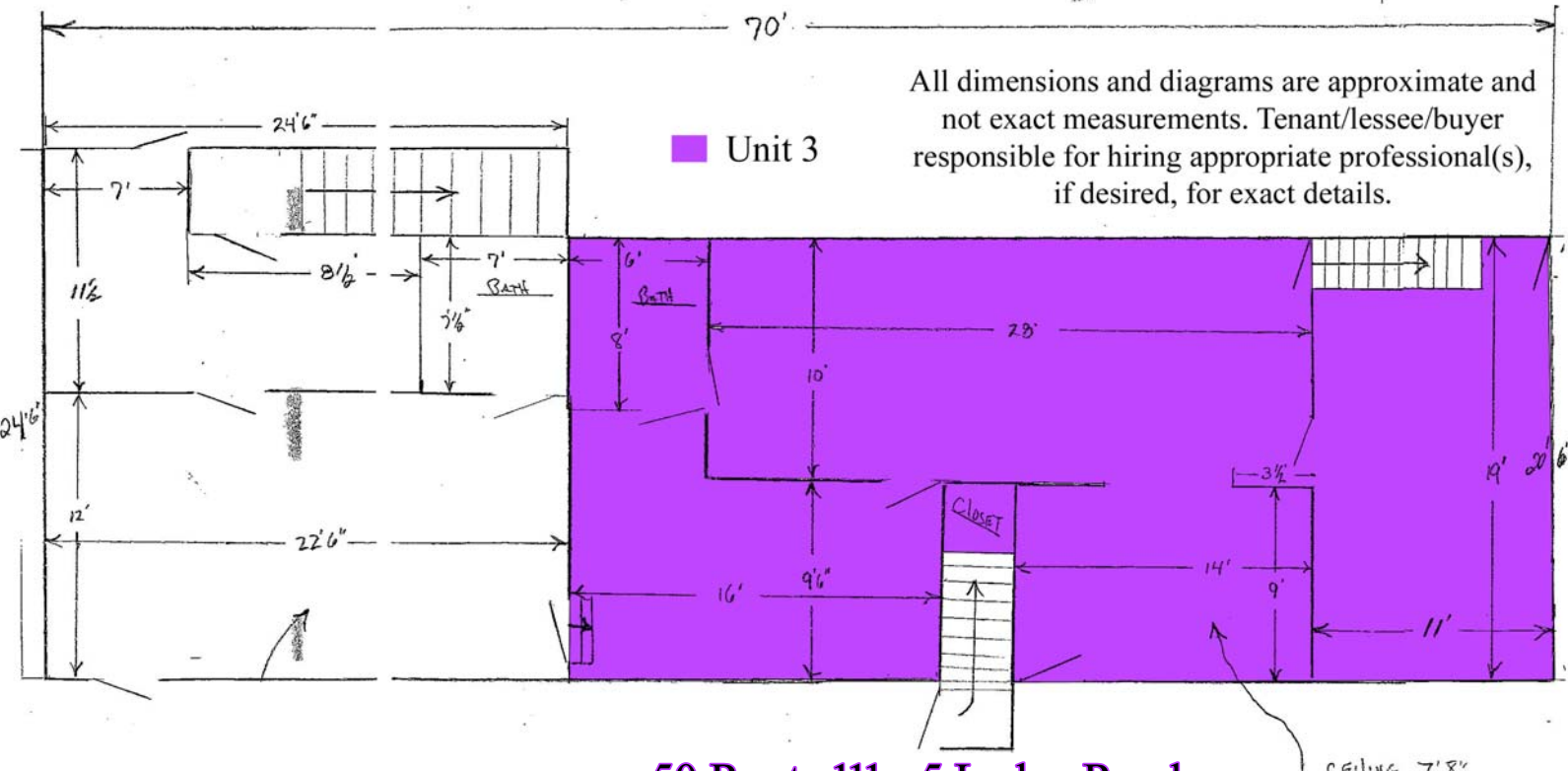
Alarm Service: If alarm system exists in the unit, the Owner is not representing the condition or functionality and would be tenant's responsibility to repair and/or set up, if desired.

▽  Sprinklers:  Wet  Dry None:  X

\*  Electrical Service: Electrical service provided is typical for this type of unit. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.

Additional Features: \_\_\_\_\_

Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but we make no representation or warranties, expressed or implied, as to accuracy of the information.



Unit 3

All dimensions and diagrams are approximate and not exact measurements. Tenant/lessee/buyer responsible for hiring appropriate professional(s), if desired, for exact details.

50 Route 111 - 5 Ledge Road,  
Windham NH