

# For Lease

**Office/Warehouse  
92 Londonderry Turnpike  
Manchester, NH 03104**



<b>Space Available:</b>	<b>Building 1: 11,243 SF Building 1: 2,250 SF (Mezzanine) Building 2: 4,302 SF Building 3: 1,560 SF Building 4: 624 SF</b>
<b>Type / Use:</b>	<b>Office/Warehouse/Lt Assembly</b>
<b>Zoning:</b>	<b>B-2</b>
<b>Parking:</b>	<b>30 +/- Spaces</b>
<b>Lease Rate:</b>	<b>Building 1: \$11.00 PSF NNN Building 1: \$ 3.00 PSF NNN (Mezzanine) Building 2: \$10.00 PSF NNN Building 3: \$ 5.00 PSF NNN Building 4: \$ 5.00 PSF NNN</b>
<b>Comments:</b>	<b>Great location for Office/Service Retail/Light Industrial use. 1/10 mile to Route 101 east/west. Large lot can accommodate needed storage or yard space.</b>



## **Stebbins Commercial Properties LLC**

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

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# For Lease

## Office/Warehouse 92 Londonderry Turnpike Manchester, NH 03104

### Building Data:

Space Available:	Building 1: 11,243 SF Building 1: 2,250 SF (Mezzanine) Building 2: 4,302 SF Building 3: 1,560 SF Building 4: 624 SF
Type / Use:	Office/Warehouse
Construction Type:	Concrete/Cinderblock
Construction Year:	1963, 1985 & 2016 Updated
Ceiling Height:	7' up to 20'
Windows:	Insulated
Walls:	Drywall/Sheetrock
Flooring:	Concrete/Carpet
Roof:	Gable/Hip Metal/Tin
Special Features:	Show room with mezzanine
Overhead doors:	(7) / (2) 8 x 10 / (5) 8 x 8

### Site Data:

Signage:	On Building
Frontage:	Londonderry Turnpike
Parking:	30 +/- spaces
Zoning:	B-2
Map & Lot:	0870/0020
Book & Page:	6020/1843

### Utilities:

Water:	Municipal
Sewer:	Private
Power:	120/208v 600 amp 3 phase
Lights:	Fluorescent
Heating:	Oil / FHA / Propane
Alarms:	Yes
Sprinklers:	No
Communications:	Comcast

### Lease Information:

Lease Rate:	Building 1: \$11.00 PSF NNN Building 1: \$ 3.00 PSF NNN (Mezzanine) Building 2: \$10.00 PSF NNN Building 3: \$ 5.00 PSF NNN Building 4: \$ 5.00 PSF NNN
Taxes, CAM & Ins:	Estimated to be \$3.00 PSF



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