



# 25 NIMBLE HILL RD

**NEWINGTON, NH**

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FOR LEASE | 24,270 - 63,161 SF **INDUSTRIAL SPACE AVAILABLE**

- Directly off Route 4
- Located within Pease Industrial Area
- Three (3) Tailboard Docks, One Drive-In
- 12' - 17' Clear
- Heavy Power



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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

138,897 SF Industrial Building on 21.22 AC for lease  
 Building offers prime location and visibility, heavy power, and multiple lease configurations.

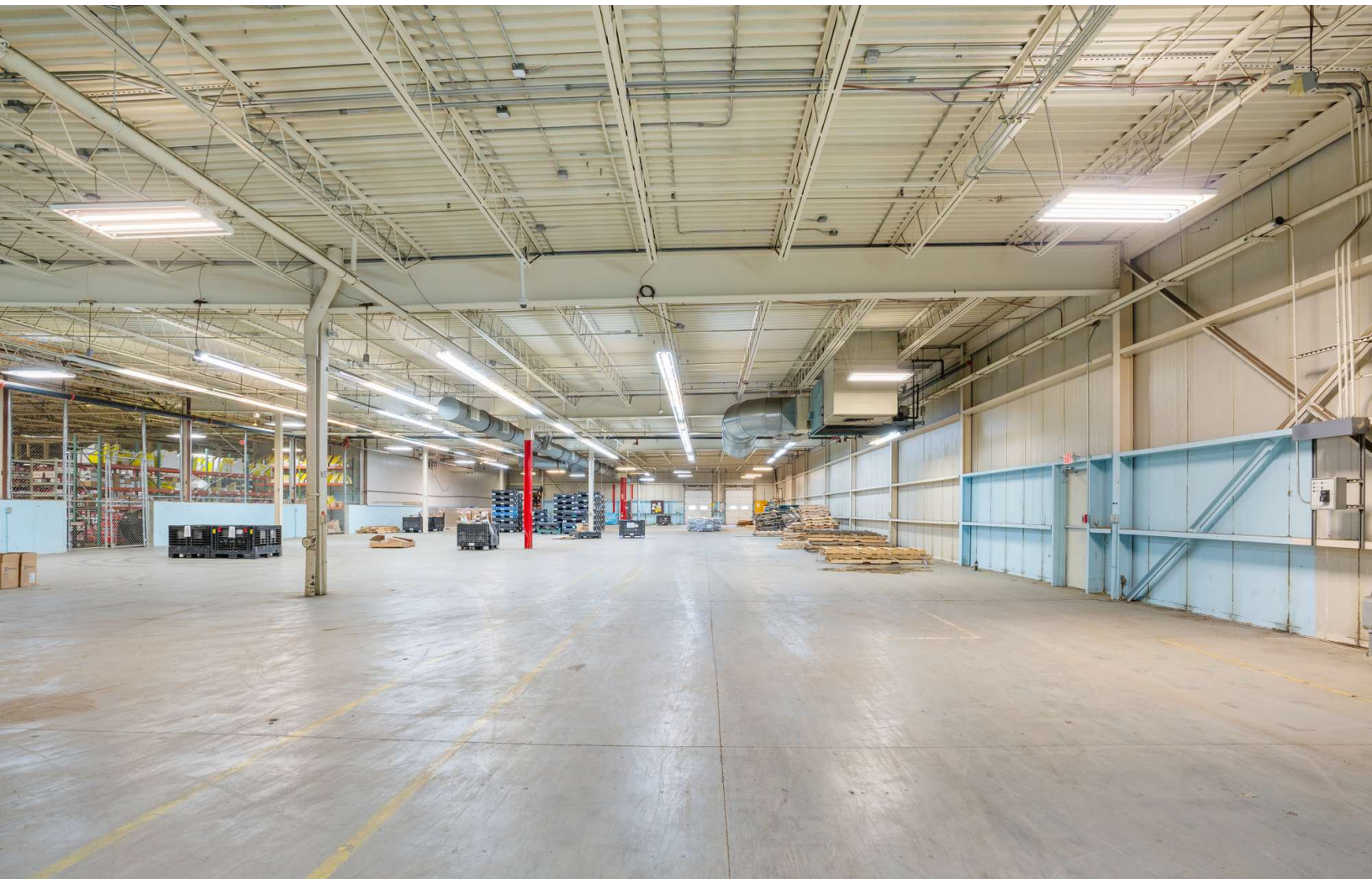
## PROPERTY HIGHLIGHTS

- Directly fronts Route 4
- 3.6 Miles to 95
- Ample parking

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,981	17,604	56,228
Total Population	9,082	39,050	134,611
Average HH Income	\$126,694	\$137,649	\$138,968

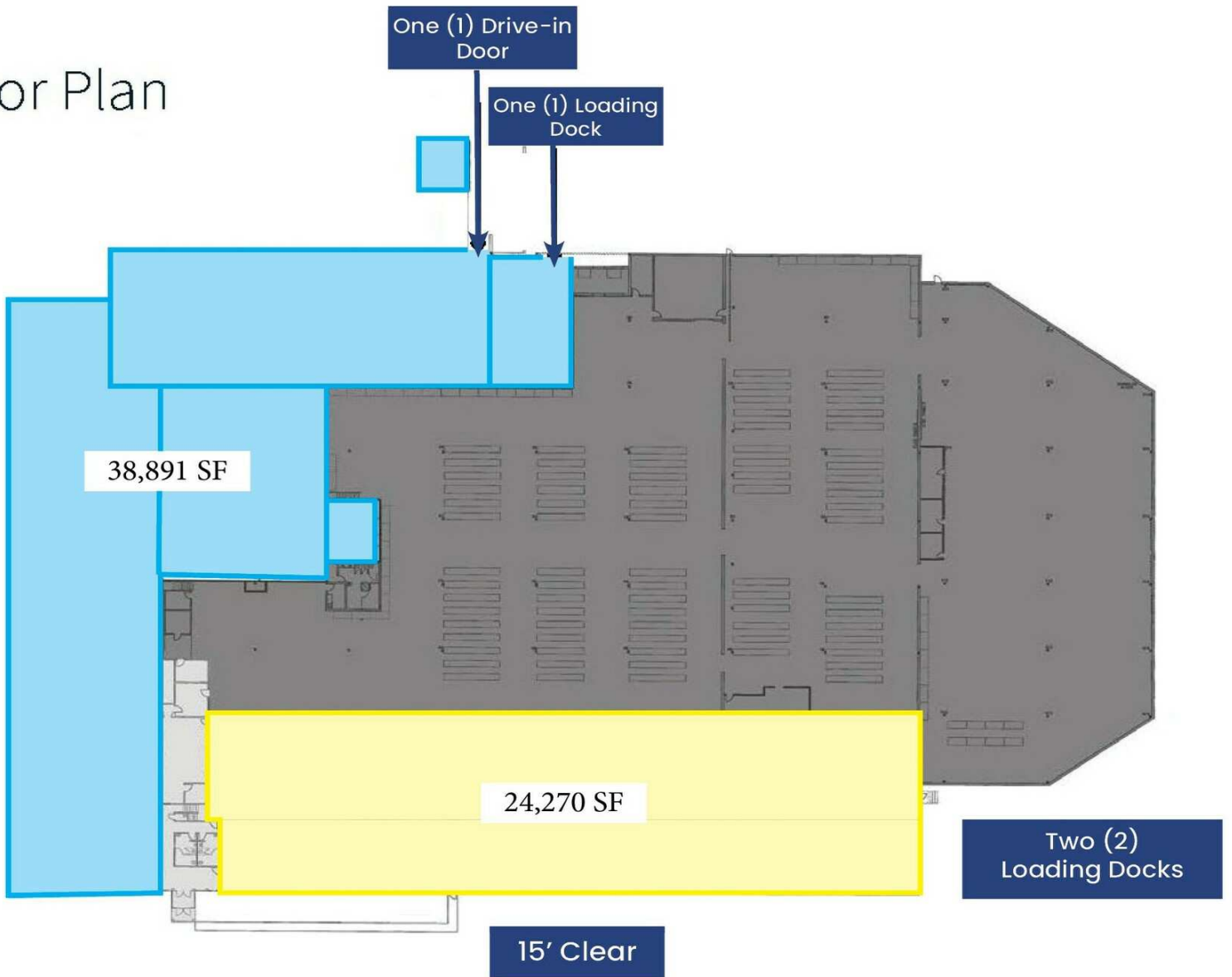
## PROPERTY SPECIFICATIONS

Building Size:	138,897 SF
Available SF:	24,270-63,161 SF
Lot Size:	21.22 AC
Loading Docks:	3 Tailboard Docks 1 Drive-In
Clear Height:	12'-17'
Sprinklers:	Wet
Power:	800 - 1,600a/208 - 480v 3p Heavy
Utilities:	Electric: Eversource Gas: Liberty Water: Pennichuck Sewer: Newington Sewer Commission
Columns:	30'w x 40'd
Lease Rate:	Market



# FLOOR PLAN

Floor Plan





25 Nimble Hill Road, Newington, NH

NEWINGTON

DIRECTLY FRONTS ROUTE 4



6.8 MILES



3.6 MILES

Custom Pools  
TRADEBE Environmental Services  
exactengineering  
NE NorthEast Electrical  
A Sonepar Company

The Storage Barn  
Sprague  
SPONGE JET  
EW ELECTRICAL WHOLESALEERS, INC. NEW ENGLAND  
Westinghouse  
SUBCOM  
WILCOX  
Ryder Ever better.

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# 25 NIMBLE HILL RD

## NEWINGTON, NH

FOR LEASE | 24,270 - 63,161 SF INDUSTRIAL BUILDING ON 21.22 AC

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