



645 Harvey Rd., Suite 9, Manchester, NH 03103

MANCHESTER INDUSTRIAL FLEX/R&D SPACE WITH DOCK LOADING + HEAVY POWER

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SPECIFICATIONS



Demographics

5 Miles		10 Miles		15 Miles	
Population	# of Household	Population	# of Household	Population	# of Household
155,000	64,000	336,000	135,000	525,000	211,000
Avg HH Income	# of Employees	Avg HH Income	# of Employees	Avg HH Income	# of Employees
\$114,000	102,000	\$127,000	193,000	\$134,000	281,000



Immediate
access to I-293, I-
93, and Route
101



Quick
Visibility



±28,064 SF
±10.04-acre
industrial site

Specifications

Address:	645 Harvey Rd., Suite 9
Location:	Manchester, NH 03103
Building Type:	Industrial Flex / R&D
Year Built:	1970
Bldg Size:	28,064 SF
Land Size:	10.04 ac
Floors:	2
Largest Nearby Street:	South Willow Street (Route 28)
Zoning:	IND
Parking Space:	300+
Loading Doors:	3 Dock-High Loading Doors
Loading Docks:	3 Docks with Dock Plates
Total Drive In Doors:	0
Ceiling Height:	12'
Clear Ceiling Height:	12'
Lease Price	\$12.00/SF NNN (Sublease)



AERIAL RETAIL MAP 3D VIEW



Property Highlights

- ±28,064 SF Industrial Flex / R&D space available for sublease
- Located within the Brady Sullivan Airport Center
- Situated in Manchester's Airport Industrial Park adjacent to Manchester-Boston Regional Airport
- Located within the Foreign Trade Zone (FTZ)
- Functional layout featuring manufacturing, R&D, warehouse, loading, and office space
- Two large R&D/manufacturing areas
- Well-appointed office area with reception, 10 private offices, kitchenette, and break room
- Three dock-high loading doors equipped with dock plates
- 12' clear ceiling height
- Heavy power infrastructure with 3-phase, 208V and 480V electrical service
- Wet sprinkler system throughout
- Municipal water and sewer services
- Central air conditioning and natural gas heat
- Ample on-site parking (300+ spaces)
- Excellent access to I-293, I-93, Route 101, and the Everett Turnpike
- Convenient access to South Willow Street retail and business corridor
- Available immediately for sublease
- Lease rate: \$12.00/SF NNN
- Approximately 7 years remaining on current lease term with renewal option