



COMMERCIAL REALTY ASSOCIATES

169 South River Rd, Unit 1, Bedford, NH

603.262.3555

FOR LEASE

1000 EAST INDUSTRIAL PARK DR UNIT 4
MANCHESTER, NH 03109

Versatile Industrial/Flex Space
Available



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NH #085116



Property Summary



OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN)
Available SF:	2,008 SF
Building Size:	20,280 SF
Property Type:	Industrial/Flex
Zoning:	IND
Utilities:	Gas, 200 Amp, 3-Phase
Parking:	4 Spaces

PROPERTY DESCRIPTION

Unit 4 at 1000 East Industrial Park Drive offers 2,008± SF of versatile industrial flex space in one of Manchester's established industrial corridors. The space is well suited for contractors, light manufacturing, service businesses, storage, or distribution users.

The unit features approximately 14' clear height, loading dock access, and 3-phase power (can be made available), along with a functional mix of warehouse/workshop and office space to support both operational and administrative needs.

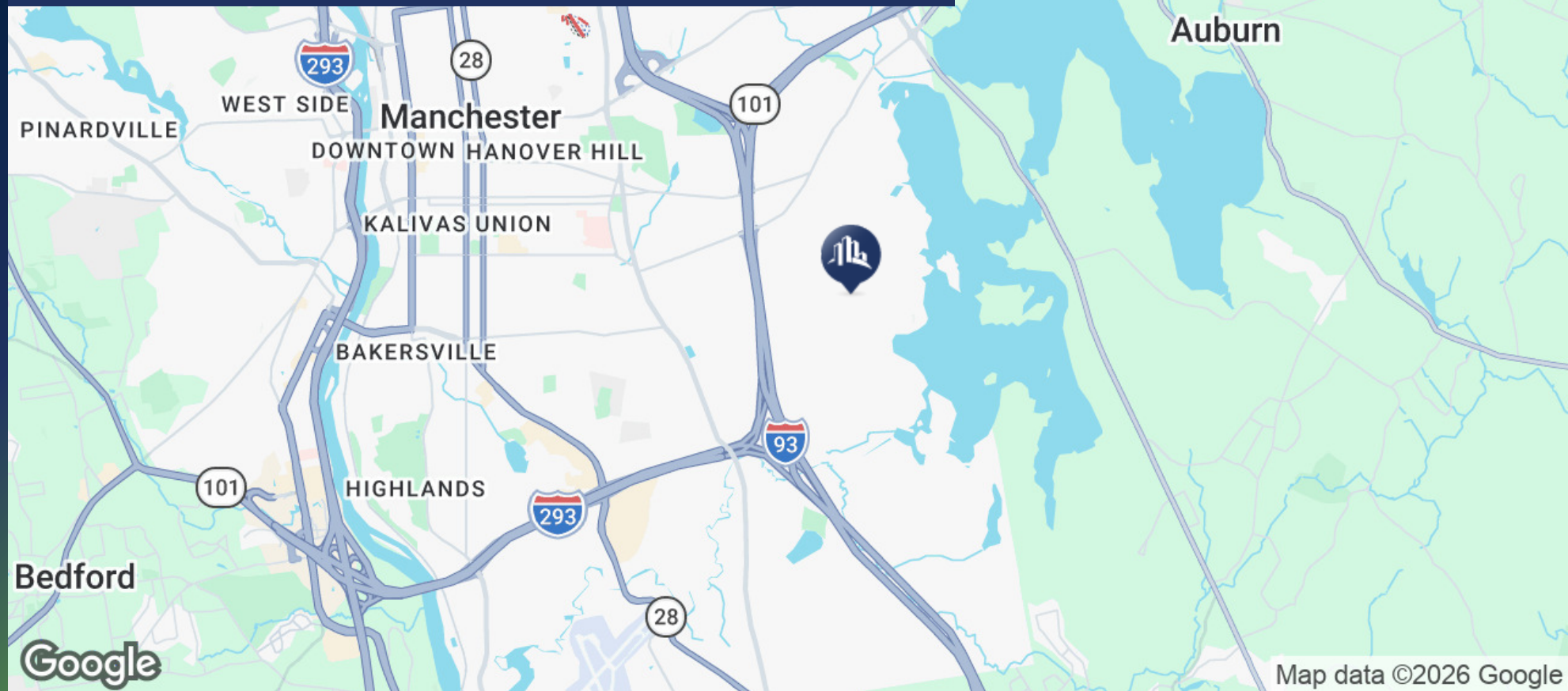
Additional highlights include ample on-site parking and signage visibility, making Unit 4 an efficient and conveniently located option for businesses seeking flexible industrial space.

Location Map



Located in Manchester's established industrial market, 1000 East Industrial Park Drive offers convenient access to Interstate 93 via Exit 6, less than ¼ mile away. The property provides connectivity to downtown Manchester, surrounding commercial and industrial areas, and major regional transportation routes, making it a practical location for businesses serving the greater Manchester area and beyond.

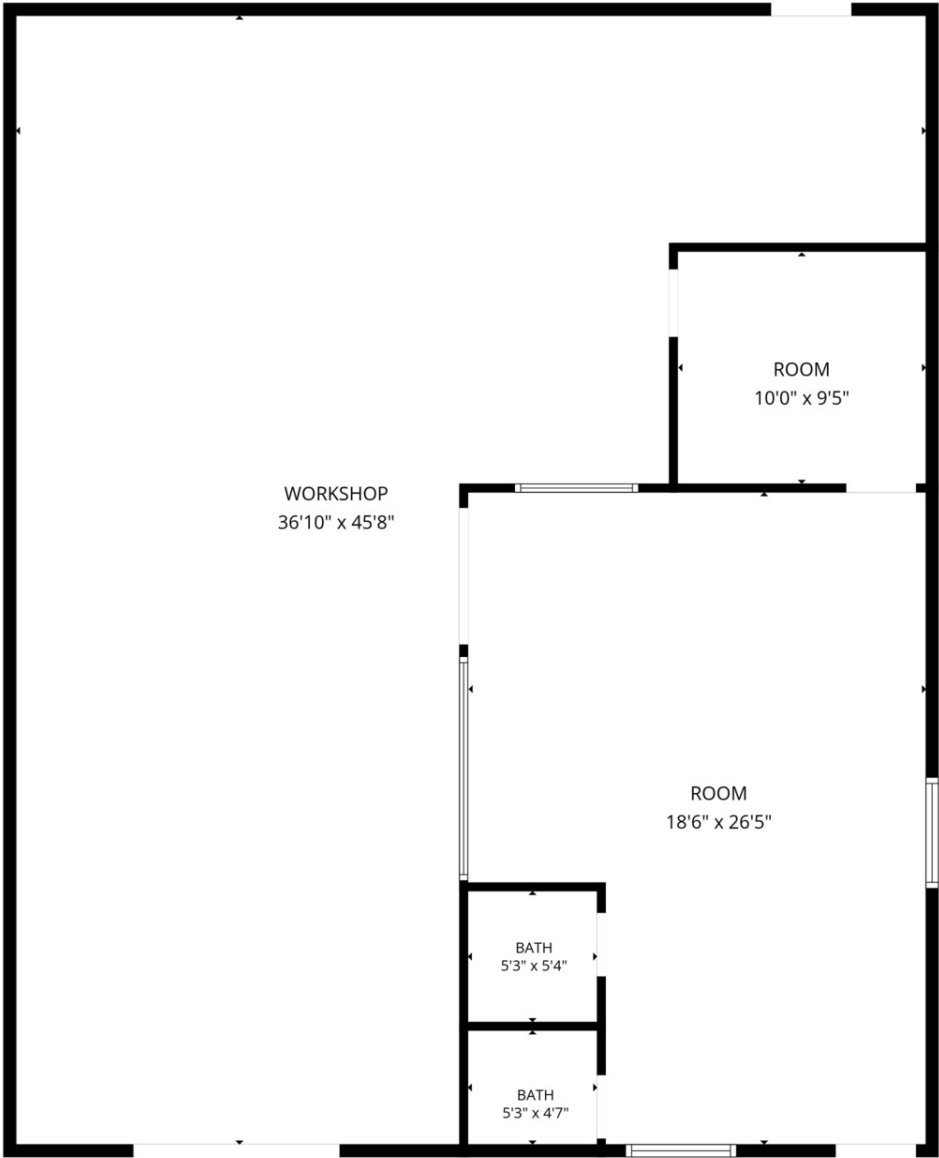
The location is also positioned near Candia Road and other established industrial and service businesses, offering convenient access for commercial operations, deliveries, and regional travel.



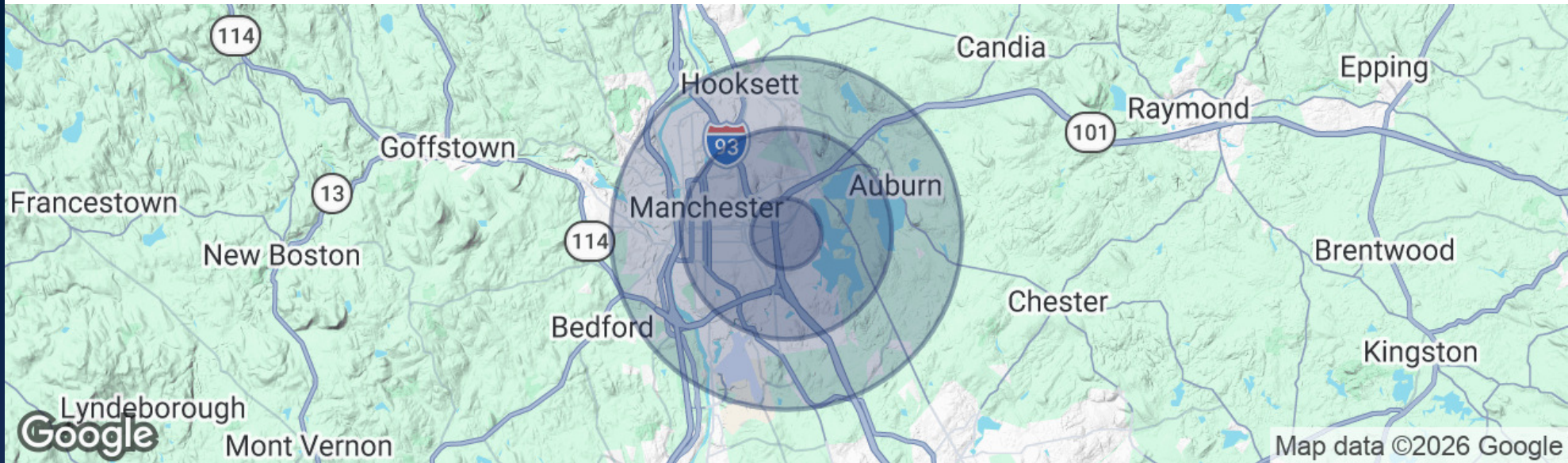
Additional Photos



Floor Plan



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,951	71,872	129,598
Average Age	46.5	40.0	39.6
Average Age (Male)	44.7	39.0	38.9
Average Age (Female)	44.1	40.7	40.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,351	30,258	53,869
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$112,426	\$100,686	\$104,482
Average House Value	\$349,486	\$354,200	\$363,489

2023 American Community Survey (ACS)