

51 Harvey Road ~ Unit A ~ Londonderry, NH



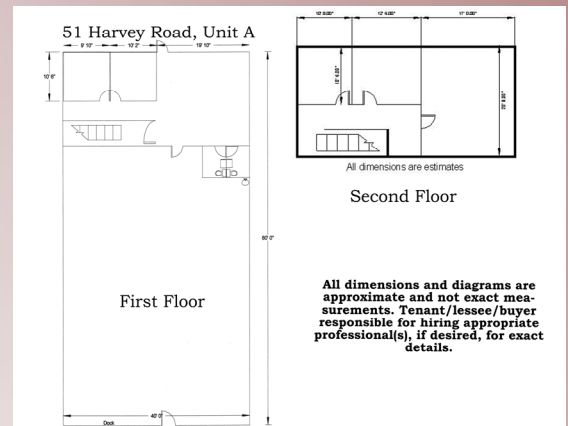
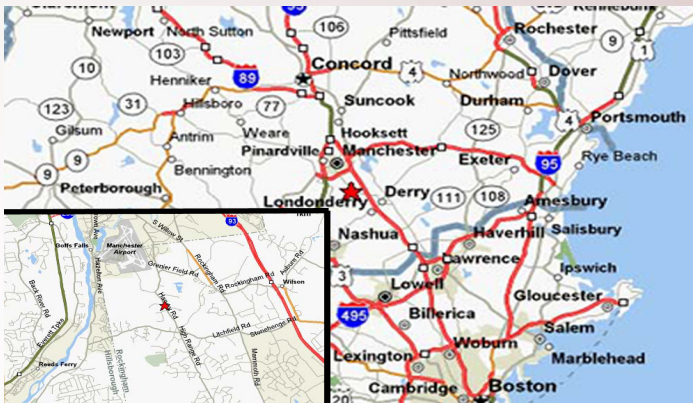
*Berkshire Hathaway Verani Commercial Division is pleased to announce the availability of **Unit A***

located at 51 Harvey Road in Londonderry, New Hampshire. This 4,000 +/- SF flexible industrial/ commercial unit offers everything from offices, conference room and reception area to a warehouse/assembly/production space. Excellent truck access from I-293, exits 1 or 2, and I-93, exit 5 and close to Manchester/Boston Regional Airport.

~ For Lease ~

- Offers **5 offices**, conference room, reception area and **2 restrooms**
- Warehouse/assembly/production area with slop sink
- Truck height dock with over head door
- Offices with central air and heat
- Warehouse with heating units in ceiling
- Ample parking in **3 parking areas**

\$1,975/mo
modified gross



BERKSHIRE HATHAWAY
Verani Realty
Commercial



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General Unit Information

*Unit #: A 51 Harvey Rd., Londonderry, NH 03053

Full description individual unit: 4,000 +/- SF flexible industrial commercial unit. 2,400 SF of warehouse or storage area accessible via Dock door. 1,600 SF of production or office. Front portion has 5 offices, a conference room and reception area. Office has central air conditioning as well as central heat. Space has two restrooms as well as slop sink in warehouse. Warehouse/assembly/production area has truck height dock w/overhead door and high ceilings. A drive-in door could be configured as well. Warehouse is heated with industrial heating units in ceiling.

* Unit Pricing: \$1,975/mo modified gross

Site Data

* Unit size: 4,000

∇ Unit located on floor: First and second levels

∇ Number of Bathrooms within unit or utilized by unit: 2

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: Ample parking throughout the site.

* Number of docks: 1 Door height: _____ NA

* Number of drive-in doors: 1 Door height: Overhead drive-in door could be installed NA

* Communications network: (DSL, cable, phone line only, etc.) High-speed

Signage: Building signage

∇ Floors (Carpeted, concrete, tile, etc.) Carpeted and concrete

∇ Ceiling Height: 18' Varied

* Heat Source (Fuel)/Heat Type: Propane/Forced hot air

Air Conditioning Source/Type: Central in office area

* Handicapped Access: Unit on first floor

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.

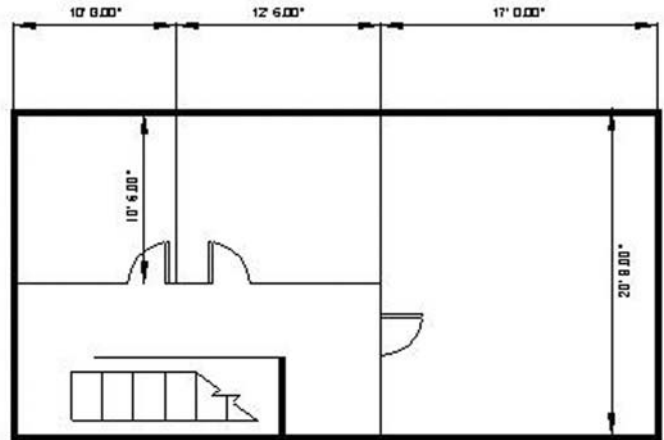
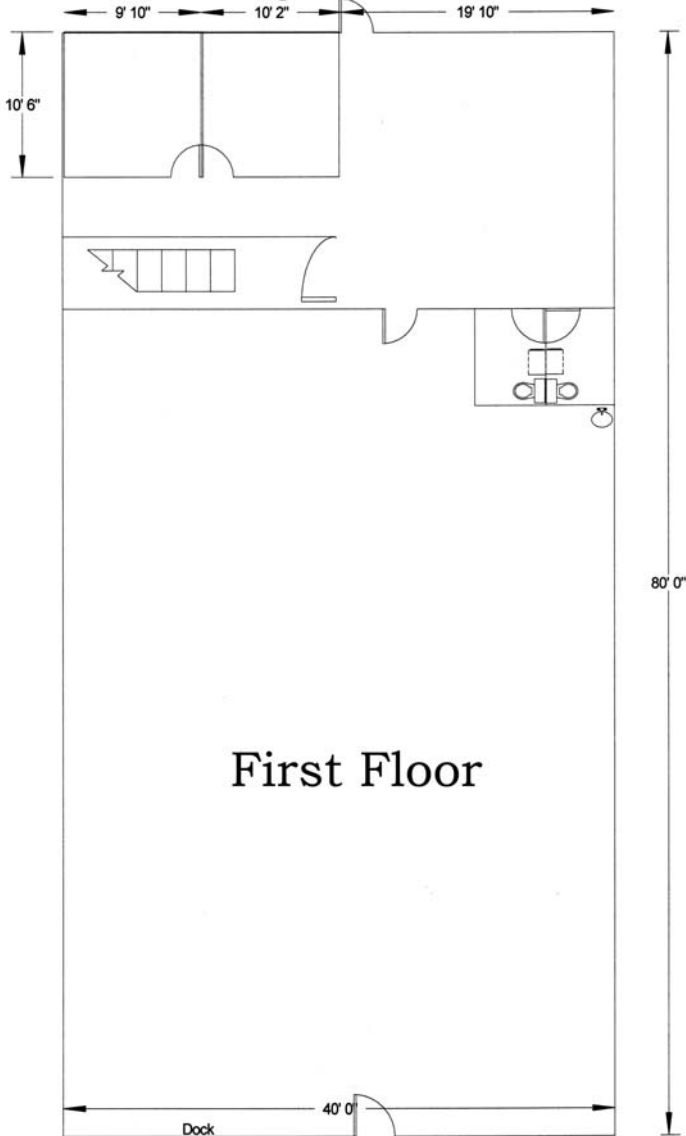
Additional Features: _____

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51 Harvey Road, Unit A



All dimensions are estimates

Second Floor

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