

51 Harvey Road, **Unit I**, Londonderry, NH 03053



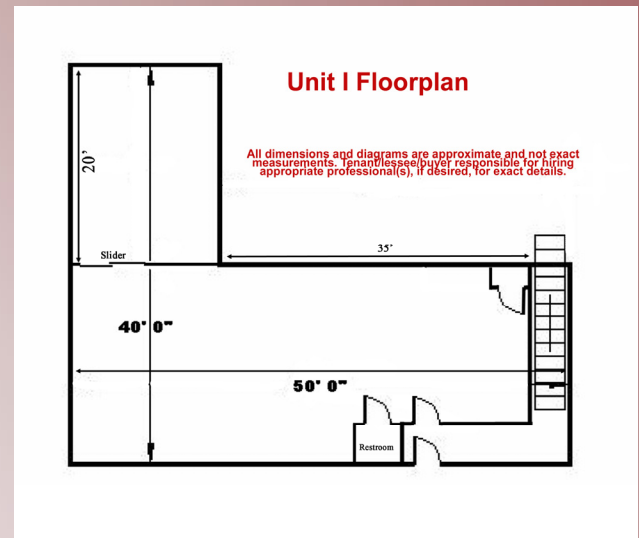
~For Lease~

- Flexible floor plans with mix of office, open area, storage, and manufacturing
- Private restroom
- Raised double door for truck access
- Ample parking
- Public water and sewer
- Heavy power in building
- Located close to major highways

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

at 51 Harvey Road in Londonderry, New Hampshire. This 1,300 +/- SF flexible industrial space offers the versatility for office users as well as the ability to be utilized for light manufacturing. Large open area, private office space, restroom and a raised double door for truck access. Close location to both I-93, Exit 5 and I-293, Exit 1.

\$700/mo
Modified Gross



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General Unit Information

*Unit #: I 51 Harvey Road, Londonderry, NH 03053

Full description individual unit: Manchester airport area. Londonderry, NH office, industrial, flex space available for lease. This unit has a raised double door for truck access or use short set of stairs. Unit has a private office, large open area and private restroom. Heavy power in the building and likely within the unit, too. Very flexible 1,300 +/- SF unit that would be good for office users, but also able to be utilized for light manufacturing, storage or assembly. Property has two parking areas and is in close location to both Exit 1, I-293 and Exit 5, I-93. Priced at only \$700 per month plus utilities.

* Unit Pricing: \$700 per month plus utilities.

Site Data

* Unit size: 1,300 SF +/-

∇* Unit located on floor: First floor

∇ Number of Bathrooms within unit or utilized by unit: 1 restroom

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: Common use of two parking areas

* Number of docks: 1 Door height: Double door raised access NA

* Number of drive-in doors: _____ Door height: _____ NA

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

Signage: Flexible

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

∇* Ceiling Height: Approximately 8 feet, but areas of lower height where beam exists. Varied

* Heat Source (Fuel)/Heat Type: Propane

Air Conditioning Source/Type: Not currently installed, but previous tenant had wall unit installed.

* Handicapped Access: Located up a few stairs, but if ramp was needed, it is probably possible.

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: High capacity. 3 phase is available in building. Non-metered electric charges are approximtely \$0.75 PSF for standard office storage use. Tenant to be responsible to determine if service is sufficient for Tenant's proposed use.

Additional Features: _____

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Unit I Floorplan

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

