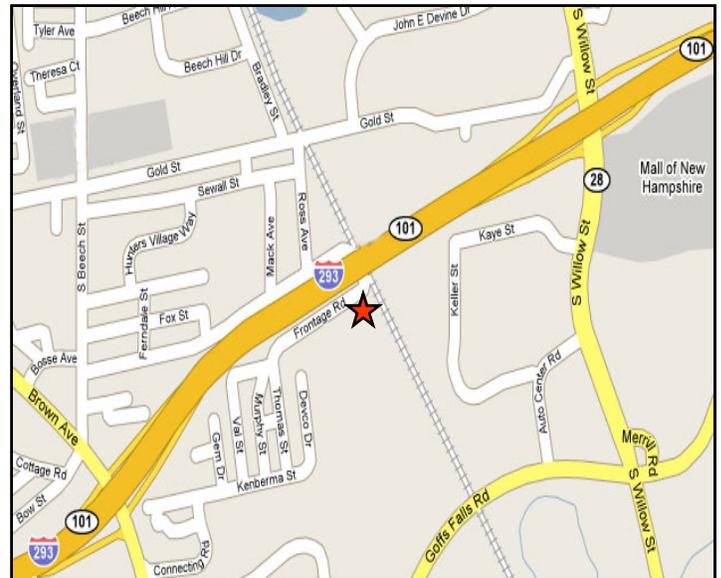


# FOR LEASE/SALE



## 159 FRONTAGE RD MANCHESTER, NH

- 44,028 Sq. Ft. Building on 2.25 acres
- 20,000± Sq. Ft available immediately
- Ideal warehouse/distribution space
- Ceilings 24'-28', clear span
- Minutes to Exit 1 off I-293
- Excellent Signage and highway visibility



**For additional information or to schedule a showing,  
please contact Michael H. Monks, SIOR**

**Exclusive Agent:**



Individual Membership  
SOCIETY OF INDUSTRIAL  
AND OFFICE REALTORS®

2 Townsend West, Nashua, New Hampshire 03063  
Tel: 603-883-7030 Fax: 603-883-8761 E-mail: monksco@comcast.net

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sales or leases or withdrawal without notice.

# 159 FRONTAGE ROAD

## MANCHESTER, NEW HAMPSHIRE

- LOCATION:** Minutes from Exit1, I-293
- DESCRIPTION:** The building is 44,028± sq. ft. on 2.25 acres with 20,000± sq ft available. The space has 2,400 sq ft of office space, 850 sq ft of showroom and 16,750 ± sq ft of light manufacturing/warehouse space.
- LEASE RATE:** \$5.25-\$6.50 /sq. ft. NNN
- SALES PRICE:** \$2,300,000
- TAXES:** \$.52/sq. ft.
- ZONING:** I-3
- UTILITIES:** Water: City of Manchester  
Sewer: Septic  
Electric: PSNH
- HEAT** FHA (Propane)
- CONSTRUCTION:** Pre-engineered steel
- LIGHTING:** Office: Recessed Florescent  
Warehouse: Metal Halide
- ELECTRICAL:** 225 amps, 277/480 volt, 3 phase with step down transformer
- CEILING HEIGHT:** 24' - 28'
- LOADING DOCKS:** (3) 8' x 8' tailgate docks  
(1) 12' x 14' drive-in
- FEATURES:**
- Ideal for warehouse/distribution or light manufacturing
  - Highway visibility
  - Fully sprinklered
  - Ceiling fans

***For more information please contact Michael Monks, SIOR at 603-883-7030***

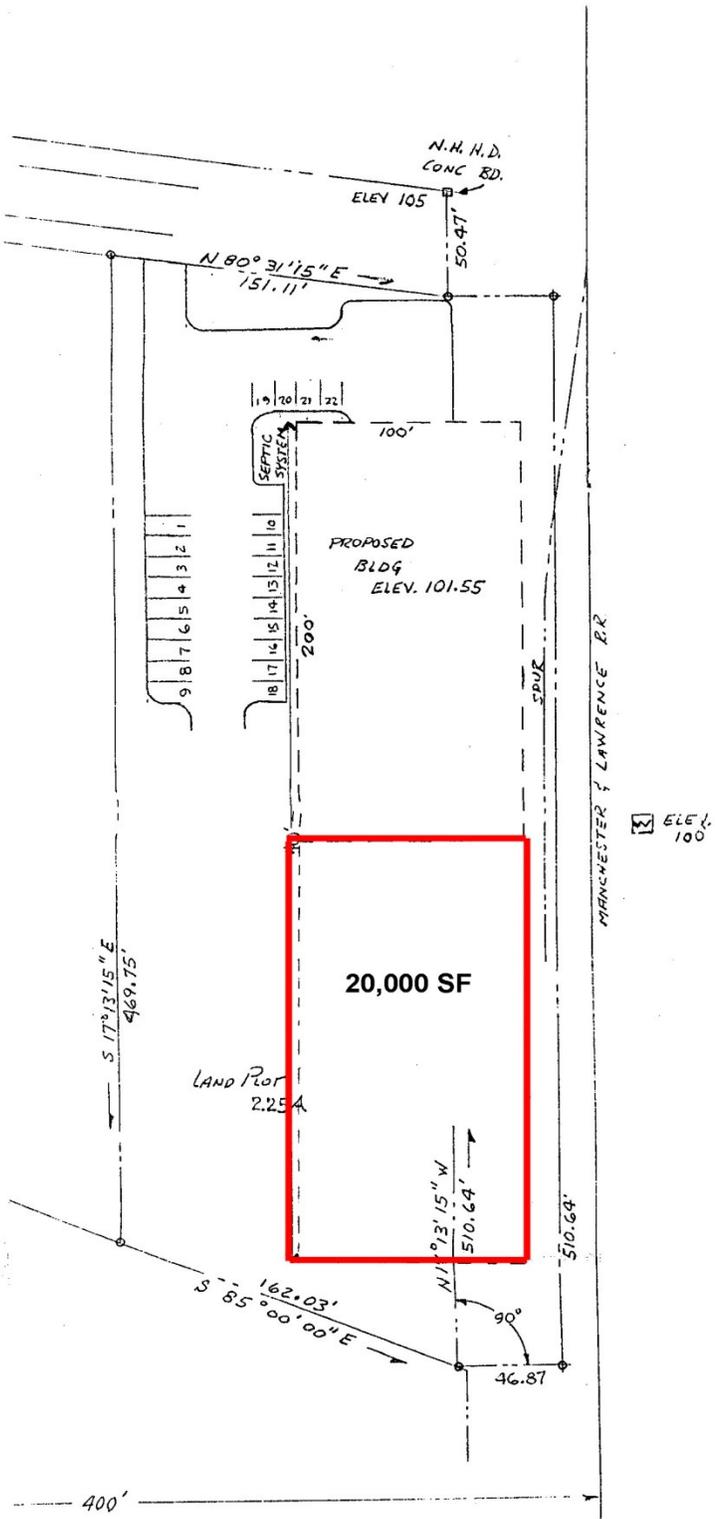


2 Townsend West, Nashua, New Hampshire  
Tel: 603-883-7030 Fax: 603-883-8761  
Email: monksco@comcast.net

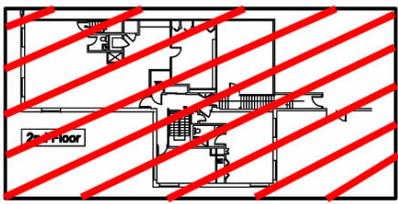
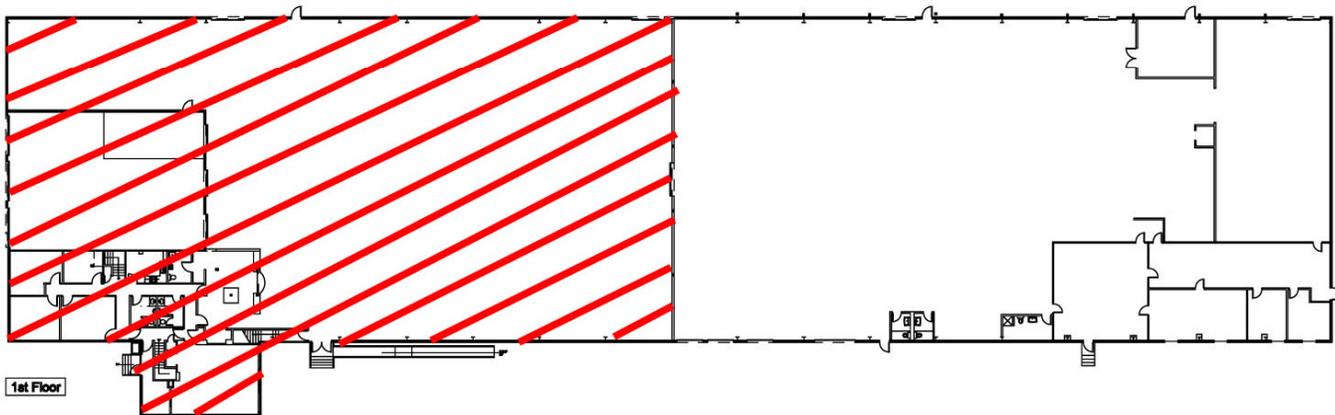


Individual Membership  
SOCIETY OF INDUSTRIAL  
AND OFFICE REALTORS®

159 Frontage Road



SITE PLAN  
GLOBE DISTRIBUTING



**FRONTAGE ROAD  
MANCHESTER, NH**  
SCALE: NOT TO SCALE  
DATE: 9-27-07