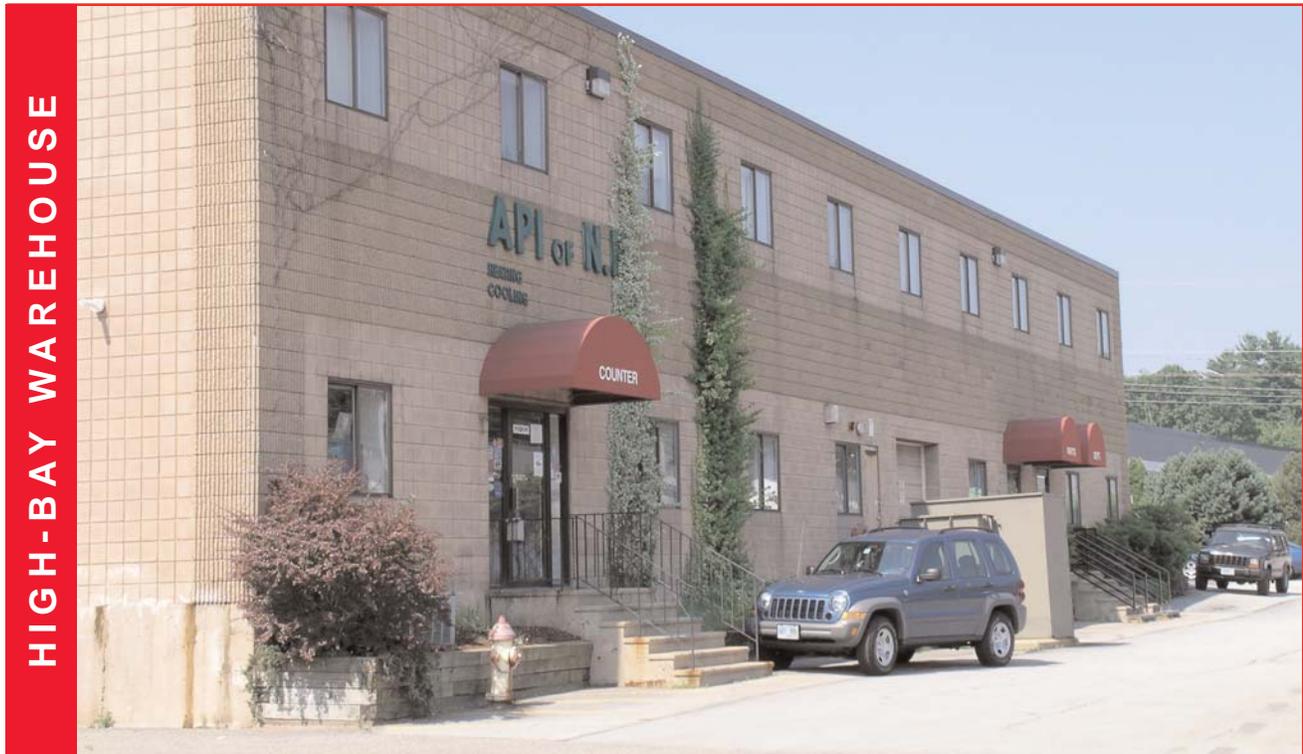


For Sale INDUSTRIAL

701 E. Industrial Park Drive Manchester, New Hampshire



701 E. Industrial Park Drive is a high-quality 45,000-square foot office/manufacturing/warehouse facility situated on 2.447 acres in East Industrial Park in Manchester, New Hampshire. The property is easily accessed from both I-93 and Route 101. The building offers 22' clear warehouse space, ample loading and first-floor and mezzanine office space.

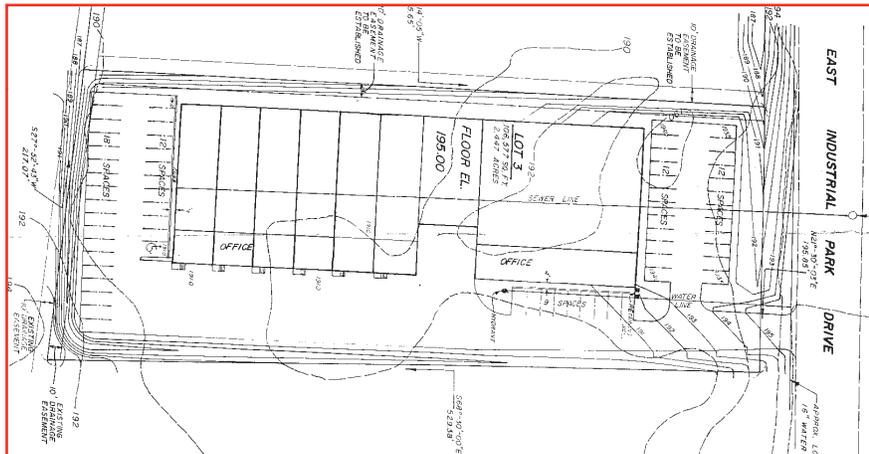
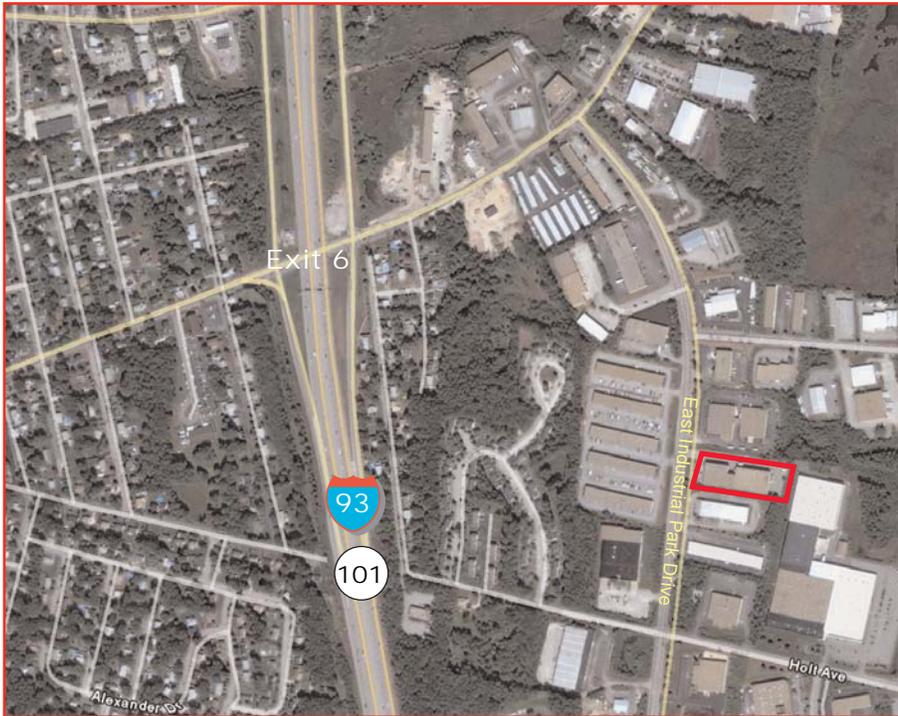
SPECIFICATIONS

Total SF	45,000 SF	Loading	Nine (9) dock-high doors, five (5) with levelers One (1) drive-in door
Office SF	8,049 SF	Column Spacing	30' x 40'
Property Type	Office/warehouse/manufacturing	Sprinklers	Wet sprinkler system throughout
Year Built	1985	Security	Fully alarmed with motion detectors
Land Area	2.447 acres	Lighting	Fluorescent and sodium
Construction	Steel frame, concrete block	Power	1,200 amp, 208-volt, 3-phase
Roof	Rubber membrane with stone ballast	Utilities	Gas: KeySpan Electricity: PSNH Sewer: City of Manchester Water: City of Manchester
Office Area	Fifteen (15) private offices One (1) conference room	Parking	45+ spaces with room for expansion
HVAC	Office Six (6) Rheem rooftop units Warehouse Ten (10) Reznor gas-fired heating units	Location	Less than one mile from Exit 6 on I-93, one exit from Route 101 and minutes from the Manchester • Boston Regional Airport
Clear Height	Office 8' Warehouse 22'		
Zoning	Industrial		

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

For Sale INDUSTRIAL

701 E. Industrial Park Drive Manchester, New Hampshire



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