

FOR LEASE

THE WAUMBEC MILL ~ 250 COMMERCIAL STREET



THE WAUMBEC MILL

Excellent opportunity to lease within this 450,000 square foot, beautifully renovated historic mill building located on the Merrimack River. Very attractive lease rates make the Waumbec Mill an affordable way for you to bring your business into Manchester's thriving historic Millyard!

The Waumbec Mill features loading docks, operable windows, exposed brick & beam and beautifully refinished original wood flooring. Newly renovated common areas, 14 foot ceilings and stunning river and Millyard views make the Waumbec Mill a perfect blend of modern elegance and old world charm.

- **Newly renovated common areas**
- **Stunning river & Millyard views**
- **Great downtown location**
- **Newly sandblasted floors & ceilings**
- **Exposed brick and beams**
- **Perfect for any size business**

Don't miss this incredible opportunity to bring your business to the thriving Manchester Millyard today!



FOR MORE INFORMATION
PLEASE CONTACT:

Charles N. Panasis
603-622-6223 x1022
cpanasis@bradysullivan.com

Benjamin S. Kelley
603-622-6223 x1121
bkelley@bradysullivan.com

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SPECIFICATIONS

Building Area:	450,000 SF
Land Area:	3.7 Acres
Zoning:	Mixed use (MXU)
Year Built:	1898/renovated 1996 & 2007
Stories:	5 stories
Construction:	Historic mill building, brick and heavy timber construction
Roof:	Rubber membrane and bitumen asphalt
Ceiling Height:	Predominantly 14 FT throughout
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	2,000-amp, 480 volt, 3 phase power
Parking:	250 spaces
Heating:	Gas fired, forced hot water/baseboard or forced hot air units
Fire Safety:	Wet sprinklers system throughout
Elevators:	1 passenger, 1 freight
Security:	Security cameras & key card access
Loading:	Two tailboard height dock
Lease Rate:	Please call for pricing



670 N. Commercial Street, Manchester, NH 03101
P 603.622.6223 F 603.622.7342 www.bradysullivan.com

