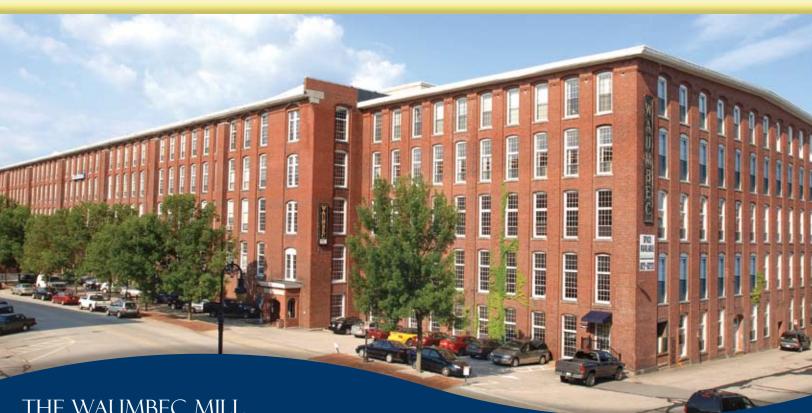
THE WAUMBEC MILL ~ 250 COMMERCIAL STREET



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!



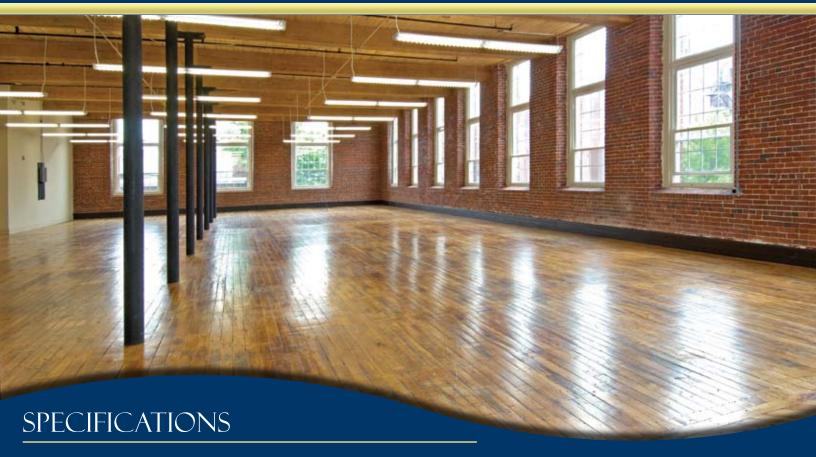
FOR MORE INFORMATION PLEASE CONTACT:

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

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



THE WAUMBEC MILL ~ 250 COMMERCIAL STREET



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









