

**Building For
Lease or Sale
Redevelopment Potential**

**725 Gold Street
Manchester, NH**



Property Specifications:

- Building Size: 270,000 +/- sq. ft.
Available Space:
- 150,000 +/- sq.ft. dry storage
 - 70,000 +/- sq.ft. cooler/freezer
 - 20,000 +/- sq.ft. 2nd floor offices
 - 7,500 +/- sq.ft. retail operation
 - 22,500 +/- sq.ft. misc. supply/mechanical
- Lot Size: 15 +/- acres
Built: 1955
Zoning: Industrial
Height:
- 14' - 15' former truck dock
 - 21' - 26' in dry storage area
 - 23' - 31' in coolers/freezer area
- Loading Docks: Twenty-seven (27) loading docks
Fire Protection:
- Dry in cooler/freezer area
 - Wet in all other areas
- Electric: 2000 amps / 480 volt / 3 phase
Water/Sewer: Municipal
Construction:
- Concrete slab
 - Mostly steel frame
- Roof: Single-ply rubber membrane
Exterior Finish:
- Brick over concrete block
 - Metal panels
- Parking: 376,000 +/- s.f. pavement
Visibility:
- Site sits below I-293 highway grade
 - Excellent visibility, especially from westbound lane of I-293



**THE
STUBBLEBINE
COMPANY**

Information contained herein was obtained from third parties, and has not been independently verified by the real estate brokers. Buyer/tenants should have their choice to inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.

EXCLUSIVE AGENT

One Cranberry Hill
Lexington, MA 02421
Phone (781) 862-6168
FAX (781) 862-6212

**Building For
Lease or Sale
Redevelopment Potential**

***725 Gold Street
Manchester, NH***



The Stubblebine Company is pleased to offer an outstanding 270,000 sq. ft. modern industrial building for lease or sale. The building is situated on a level, flat 15 acres +/- lot abutting I-293. It is located just off the South Willow Street exit on Gold Street. Neighboring companies include Mercedes Benz, Manchester Volkswagen, Ryder, Penske. Other amenities in the immediate area include The Mall of New Hampshire, Four Points Sheraton and many other national retailers and chain restaurants. With it's outstanding visibility and access, this property is ideally situated for retail re-development, manufacturing or distribution.



**THE
STUBBLEBINE
COMPANY**

Information contained herein was obtained from third parties, and has not been independently verified by the real estate brokers. Buyer/tenants should have their choice to inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.

EXCLUSIVE AGENT

One Cranberry Hill
Lexington, MA 02421
Phone (781) 862-6168
FAX (781) 862-6212