

FOR LEASE > MULTIPLE INDUSTRIAL SPACES

Office/Flex/Industrial

4 BUD WAY, NASHUA, NH 03063



This single story versatile building is well suited for a variety of uses such as R&D, warehouse, light assembly and even a straight office environment. Strategically located just off Route 101A (Amherst Street) and within half mile of Exit 7 off Route 3 (Everett Turnpike). This building is designed as a multiple bay flex building, with most units having their own tailboard loading dock or drive-in truck door. 4 Bud Way is in a prime industrial/commercial area that is close to the airport, major transportation arteries, and all of Amherst Street's amenities, which include retail services, fitness centers, hotels, and restaurants.



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*Site lines are approximate.

Specifications > Industrial Space

Building Type	Office/Flex
Year Built	1978
Total Building SF	45,650±
Available SF	Unit 1&2: 4,000±
Site	3.7± acres
Number of Floors	1
Zoning	Airport Industrial
Parking	Ample
Drive-in Door	1
Clear Height	13' clear; 16' to deck
Utilities	Municipal water & sewer Natural gas
Electrical	3 phase
2017 Expenses PSF	\$3.50 (includes heat)
Lease Rate	\$6.50 NNN

Contact Us

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PROPERTY MANAGED BY



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