



For Lease

Warehouse/Office/Flex

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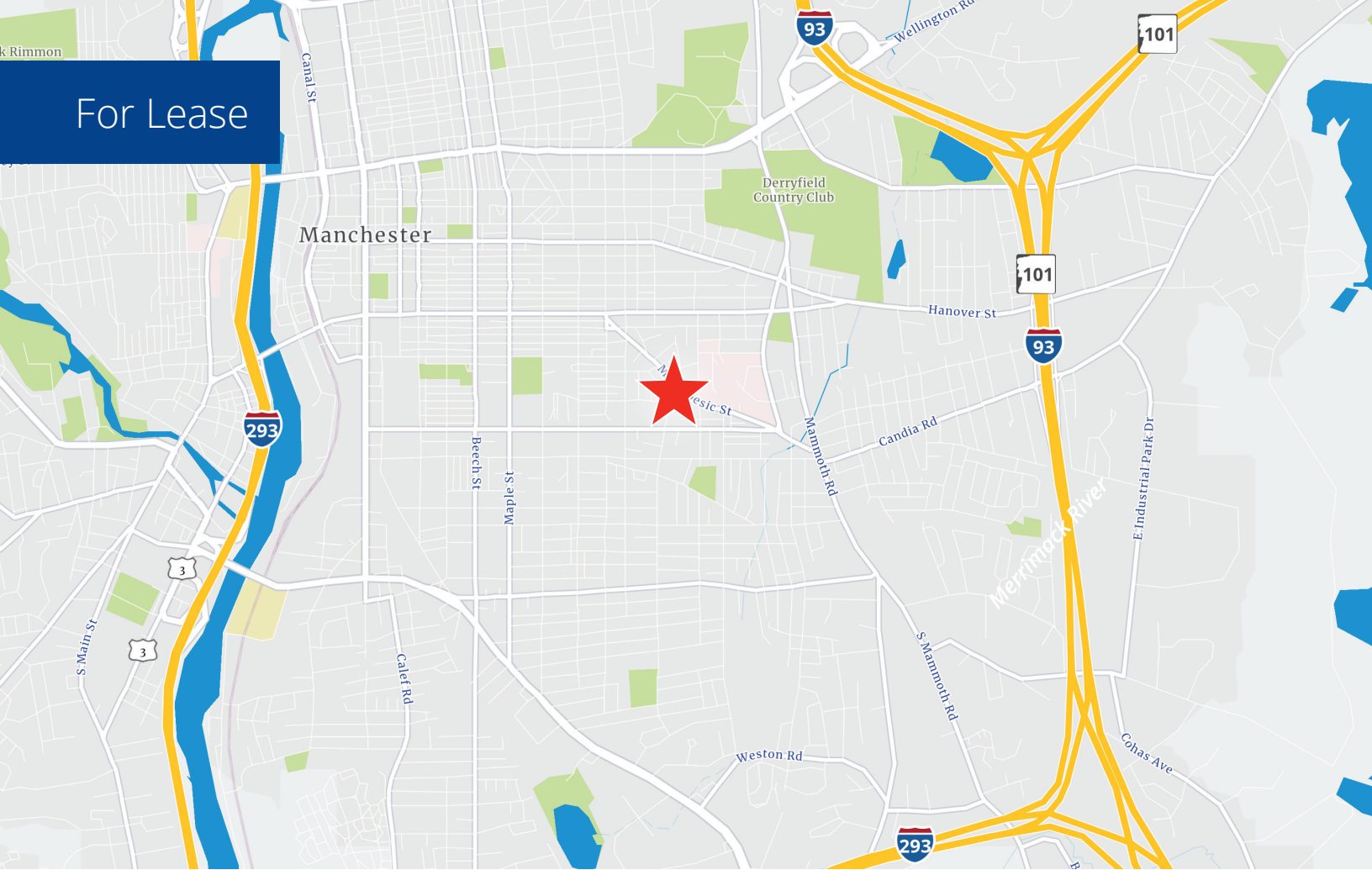
305 Massabesic Street Manchester, NH

Property Highlights

- 45,165± SF warehouse building (305 Massabesic) and 6,215± SF flex building (347 Massabesic) on a total of 2.12± acres in the heart of Manchester, NH
- Current availability includes 6,050± SF on the 2nd floor consisting of private offices and open area
- Ample on-site parking
- 5.0± miles to Manchester-Boston Regional Airport
- Quick access to I-93 and just minutes to downtown amenities

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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Specifications

Address:	305 Massabesic Street
Location:	Manchester, NH 03103
Building Type:	Industrial
Year Built:	1900 (305 Massabesic) 1975 (347 Massabesic)
Total Building SF:	45,165± (305 Massabesic) 6,215± (347 Massabesic)
Available SF:	6,050± (305 Massabesic)
Acreage:	2.12±
Floors:	2
Utilities:	Public water & sewer Natural gas (HVAC in office)
Zoning:	R-2
Parking:	On-site & on-street
2022 NNN Expenses:	\$3.48 PSF
Lease Rate:	\$7.95 NNN

Contact us:

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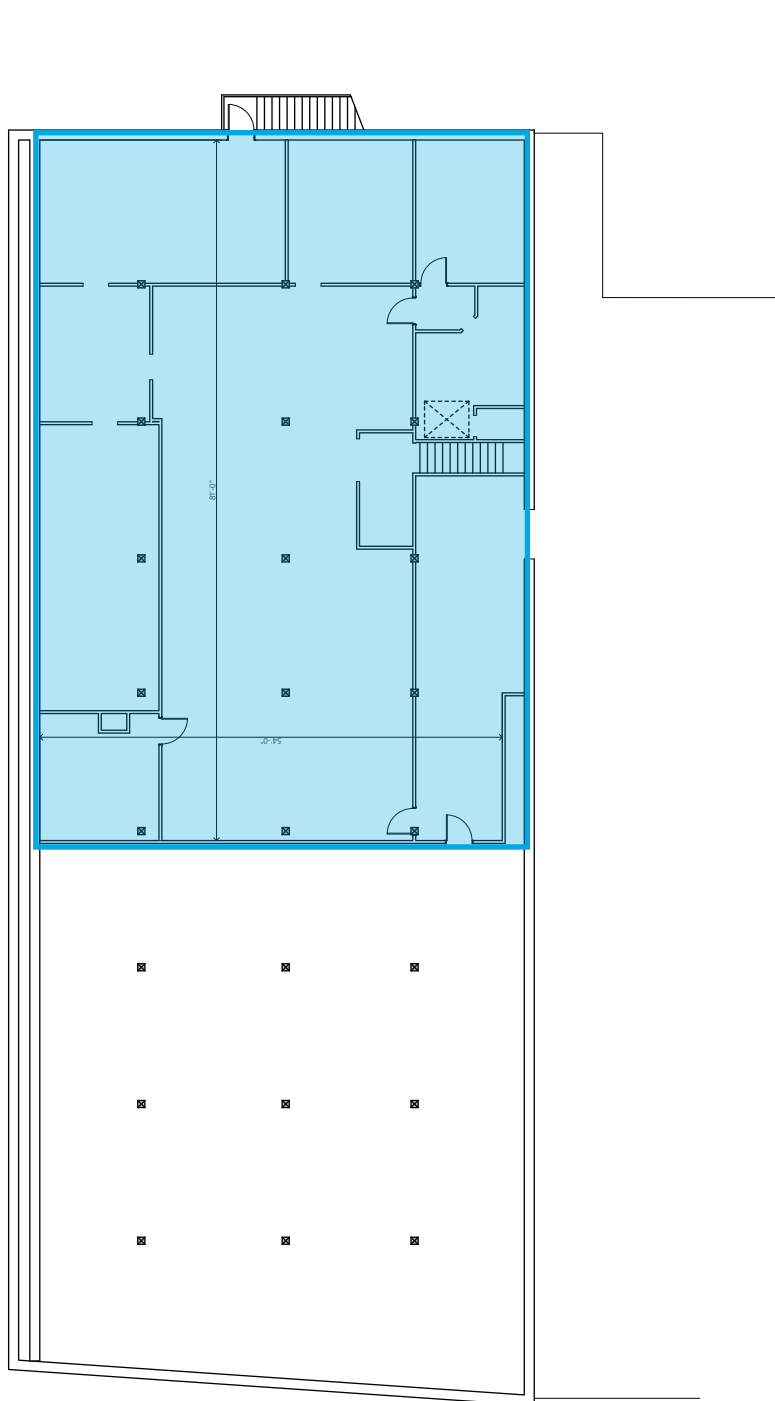
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2nd Floor Plan



SECOND FLOOR EAST SIDE PLAN
SCALE 1/8"=1'-0"
ALL SECOND FLOOR 9,047 SQ. FT.

Available space:

 6,050± SF