

AVAILABLE > INDUSTRIAL LAND

# Well-Located Industrial Site

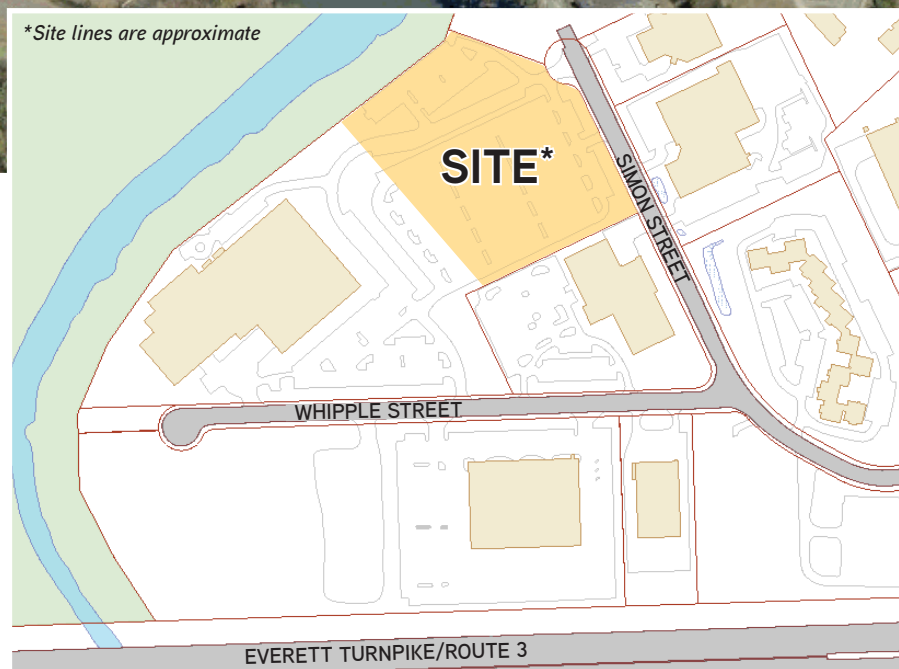
44 SIMON STREET, NASHUA, NH 03060



Colliers International | New Hampshire is pleased to present a 6.7± acre industrial development opportunity strategically located right off Exit 5 of the Everett Turnpike (Route 3). The site is convenient to Manchester, NH, and only minutes from the MA border.

Site work has been completed and the parcel features 2 egress points.

Located in a Federal HUBZone and a New Hampshire Economic Revitalization Zone, 44 Simon Street qualifies for certain tax benefits.



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# 44 Simon Street, Nashua, NH



\*Site lines are approximate

## Snapshot > Development Site

Acreage	6.7± acres
Road Frontage	Simon Street with 2 points of egress
Highway Access	Directly off Exit 5, Everett Turnpike/Route 3
Utilities	Municipal water & sewer Natural gas
Zoning	Park Industrial
Property Taxes	\$TBD
Owner Offers	> Build-to-suit/lease > Ground lease > Outright sale

**CALL BROKER FOR DETAILS**

## Contact Us

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