

FOR LEASE > INDUSTRIAL UNIT

Flex/Manufacturing Space

9 GREAT FALLS AVENUE, UNIT 2, ROCHESTER, NH 03867



Colliers International is pleased to introduce the availability of 12,000± to 15,000± SF of flex/manufacturing space. This unit features 2,500± SF of office space, 13'± ceiling height, 1 drive-in door, and 3 loading docks. The space is currently configured for manufacturing, but it could also be used as warehouse or distribution space. The entire unit, including the warehouse, is air conditioned and heated, a rare feature for local industrial space. Situated on a 5.2± acre lot, this site features ample on-site parking and a truck turning area for dock access.

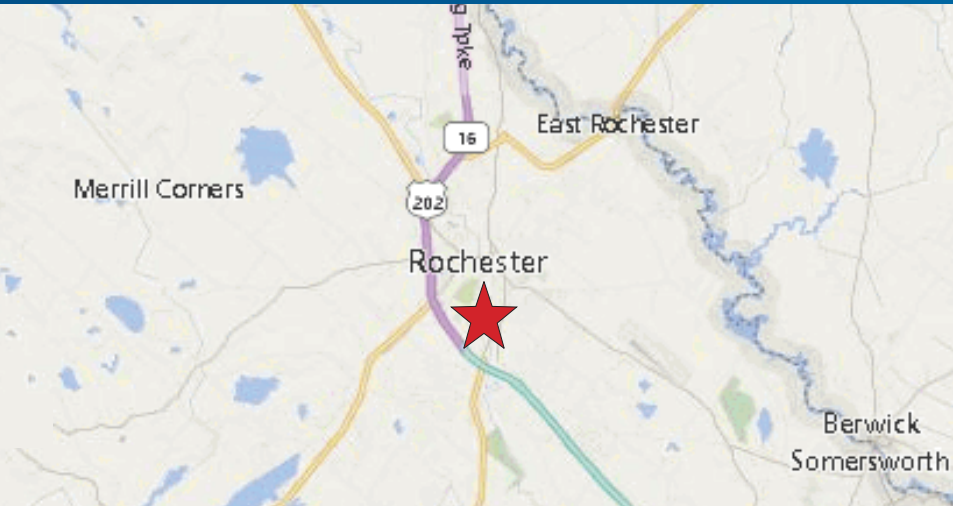
Ideal commuter location, just a mile from Route 16/Spaulding Turnpike.



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9 Great Falls Avenue, Rochester, NH



Specifications > Flex/Manufacturing Units

Building Type	Industrial
Year Built	1970
Year Renovated	2011
Total Building SF	73,618±
Acreage	5.2±
Available SF	12,000± to 15,000±
Clear Height	12' 8"±
Ceiling Height	13'±
Drive-in Door	1
Loading Docks	3 (2 shared)
Electrical	800 amps / 480 volts / 3 phase 400 amps / 480 & 277 volts / 3 phase 200 amps / 208 volts 110 amps / 208 volts 100 amps / 208 volts
HVAC	100% heat & air conditioned
Utilities	Municipal water & sewer Natural gas
Zoning	Industrial
Road Frontage	147'±
Sprinklers	Wet system
Lease Rate	\$6.50 plus utilities

Contact Us

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Property Information

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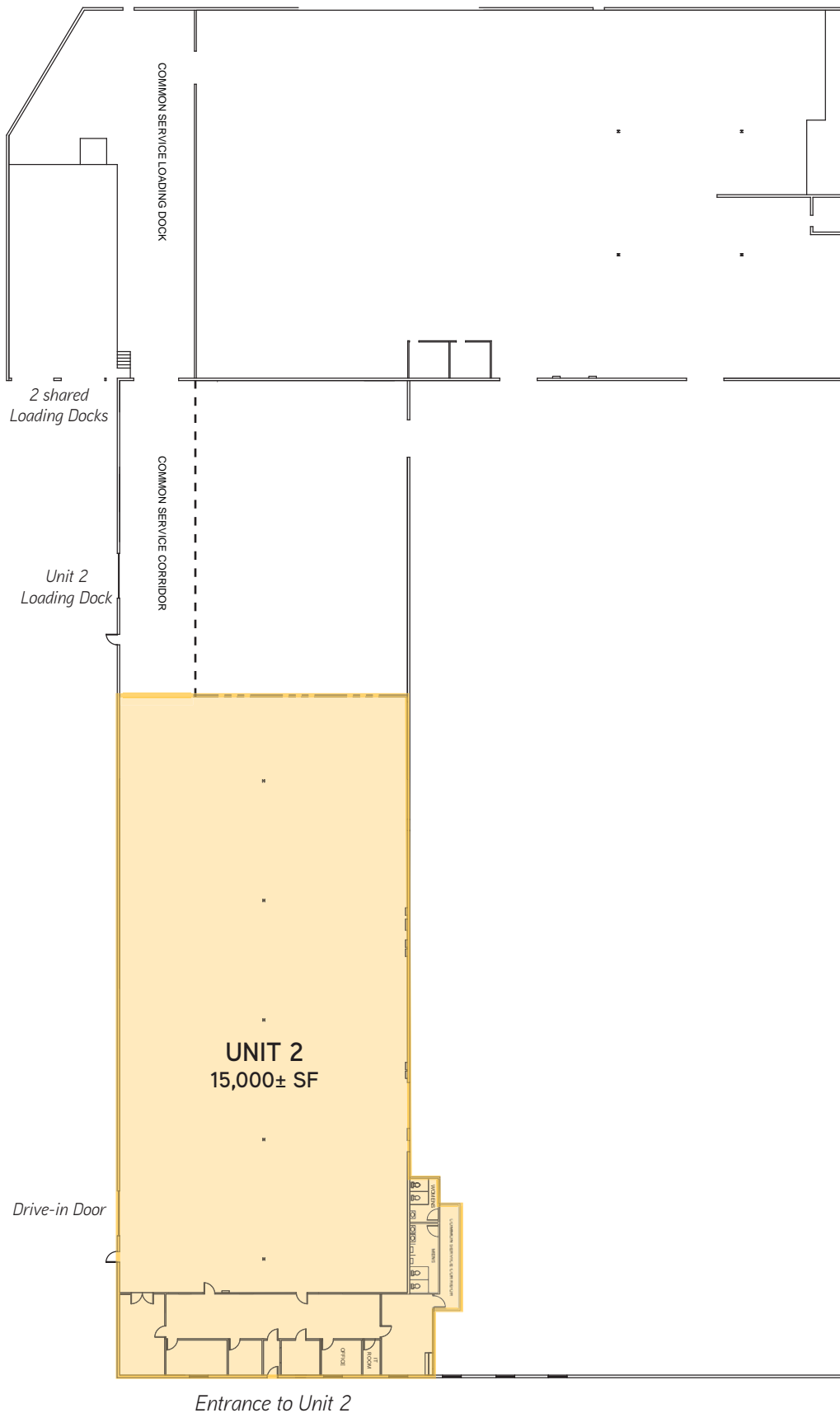


SITE DATA	
Zoning	Industrial
Traffic Count	1,400± on Lowell Street (NH DOT 2015)
Visibility	Poor
Road Frontage	147'±
Neighborhood	Mixed residential
Landscaping	Adequate
Curb Cuts	1
Sidewalks	Partial
Parking	35 on-site spaces
Site Status	Completed
SERVICES DATA	
Warehouse Heat	Natural gas
Office HVAC	Natural gas
Power	800 A / 480 V / 3 phase 400 A / 480 & 277 V / 3 phase 200 A / 208 V 200 A / 208 V 110 A / 208 V 100 A / 208 V
Back-up Generator	None
Hot Water	Electric
Water	Municipal
Sewer	Municipal
Gas	Natural
Sprinkler	Wet
Security System	None
Elevator	None
TAX DATA	
Tax Amount	\$34,596
Year	2016
Tax Map & Lot Number	Map 128 / Lot 200
2016 Tax Rate per 1,000	\$28.26
<i>2016 Assessment</i>	
Land	\$203,800
Building/Yard Items	\$1,020,400
Total Assessed Value	\$1,224,200
2015 EQ Ratio	92.4%

PROPERTY DATA	
Lot Size	5.2 acres
Total Building Size	73,618
Number of Buildings	1
Floors per Building	1
Number of Units	4
Available SF	12,000 to 15,000
CONSTRUCTION DATA	
Year Built	1970
Year Renovated	2011
Loading Docks	3 (2 shared) - 14' x 10'
Drive-In Doors	1 (12' x 10')
Restrooms	2
Exterior	Concrete block
Roof	Membrane (2011)
Foundation	Poured concrete
Concrete Slab Thickness	6"
Insulation	Fiberglass
Exterior Doors	Metal
Interior Walls	Dry wall
Lighting	Fluorescent
Ceiling Height	13'
Clear Height	12' 8"
Column Spacing	32' x 39'
Floors	Office: carpet Warehouse: concrete
Windows	Vinyl
Handicapped Access	Yes
LAND DATA	
Subdivided	No
Easement(s)	See plan
Restrictive Covenants	None
Wooded	Yes, on 3 sides
Topography	Generally flat
OTHER DATA	
Deed Reference	Book 3932 / Page 115
Easement Reference(s)	See plan
Covenants Reference(s)	See deed

Building Floor Plan

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Unit 2 Floor Plan

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