FOR LEASE > WAREHOUSE/FLEX SPACE

## Well-Located Industrial Space

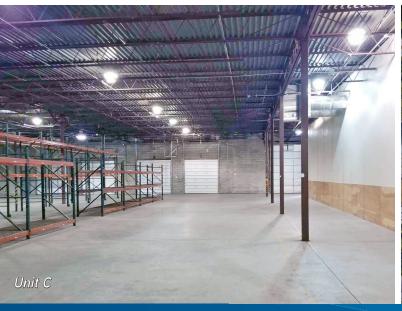


16 GARABEDIAN DRIVE, UNIT C, SALEM, NH 03079



Colliers International is pleased to present the availability of this well-located industrial warehouse space. Only one unit remains with  $16,800\pm$  SF comprised of  $14,200\pm$  SF of warehouse space and  $2,600\pm$  SF of office space. Unit C features a  $16'\pm$  clear height and 5 loading docks.

Located on the NH/MA border with less than 3 miles from Exit 1 (NH) and 5 miles from Exit 47 (MA) on I-93 and 3 miles from Exit 2 on Route 213, as well as easy access to the Route 28/South Broadway commercial corridor.





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## Specifications > Industrial Space

Building Type Warehouse/flex

Year Built 1984

Total Building SF 52,800±

Unit C Available SF 16,800±

> Office space: 2,600±

> Warehouse space: 14,200±

Site 2.7± acres

Zoning Commercial Industrial 2/Retail

Parking 1 per 1,200 SF

Loading Docks 5

Clear Height 16'±

Utilities Municipal water & sewer

Natural gas

Electrical 200 amps, 480/277 volts, 3 phase

Heating System Infra-red in warehouse

HVAC (rooftop unit) in office

Sprinklers Wet

2018 NNN Expenses PSF \$2.37

Call for lease rates.

## Contact Us

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