

FOR SALE OR LEASE > WAREHOUSE/FLEX SPACE

Well-Located Industrial Space

16 GARABEDIAN DRIVE, SALEM, NH 03079



Colliers International is pleased to present the availability of this well-located 52,800± SF industrial warehouse building for sale in Salem, NH. Financial information available upon request.

Only one 16,800± SF unit remains for lease which is comprised of 14,200± SF of warehouse space and 2,600± SF of office space. Unit C features a 16'± 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.



Unit C



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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
Lease Rate	Call for details
List Price	\$4,500,000

Contact Us

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