

FOR LEASE > MANUFACTURING/WAREHOUSE/DISTRIBUTION

# Airport Area Industrial Building

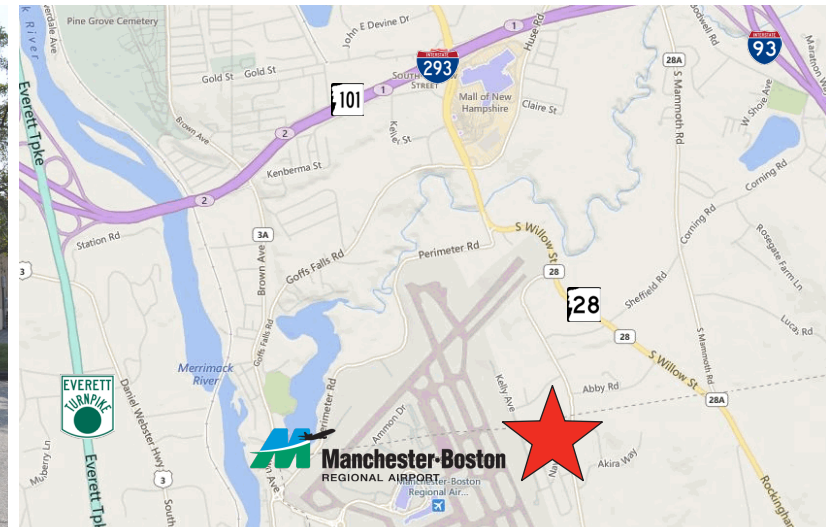
15 TINKER AVENUE, LONDONDERRY, NH 03053



Colliers International is pleased to introduce the availability of 18,875± SF of manufacturing/warehouse/distribution space near the Manchester-Boston Regional Airport. The current tenant is in the process of moving its business, making 8,474± SF available August 2018 and an additional 10,401± SF available by October 2018.

This airport-area industrial building is suitable for production, warehouse, or distribution and this space features about 20% office, 1 drive-in door, 3 loading docks, significant 3 phase power, 18'± clear height at the edges, 24'± clear in the middle, a wet sprinkler system, and ample parking.

15 Tinker Avenue has great access to the Everett Turnpike via the Airport Access Road, I-293 via South Willow Street, and I-93 via Harvey Road/Route 28.



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# 15 Tinker Avenue | Londonderry, NH



## Specifications > Warehouse/Distribution Building

Building Type	Industrial
Year Built	1977
Total Building SF	44,874±
Available SF	8,474± to 18,875±
Site	3.24± acres
Zoning	IND-II
Parking	Ample
Loading Docks	3
Drive-in Door	1
Clear Height	18'±
Ceiling Height	24'±
Column Spacing	40'x 35'
Utilities	Municipal water & sewer Propane gas & HVAC in the office area
Electrical	Unit 1: 800A; 480/277V; 3 phase Unit 2: 525A; 208/120V; 3 phase
Sprinklers	Wet system
2018 NNN Expenses PSF	\$2.40
Lease Rate	<b>\$6.95 NNN</b>

## Contact Us

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# Floor Plan | 18,875± SF

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UNIT 2 10,401± SF	 Northeast Nursery <a href="http://www.northeastnursery.com">www.northeastnursery.com</a>
UNIT 1 8,474± SF	PWG Auto Glass