

FOR LEASE > BUILD-TO-SUIT MEDICAL/OFFICE/RETAIL BUILDING

# Free-Standing Highly Visible Building

7 ROCKINGHAM ROAD/ROUTE 28, WINDHAM, NH 03087

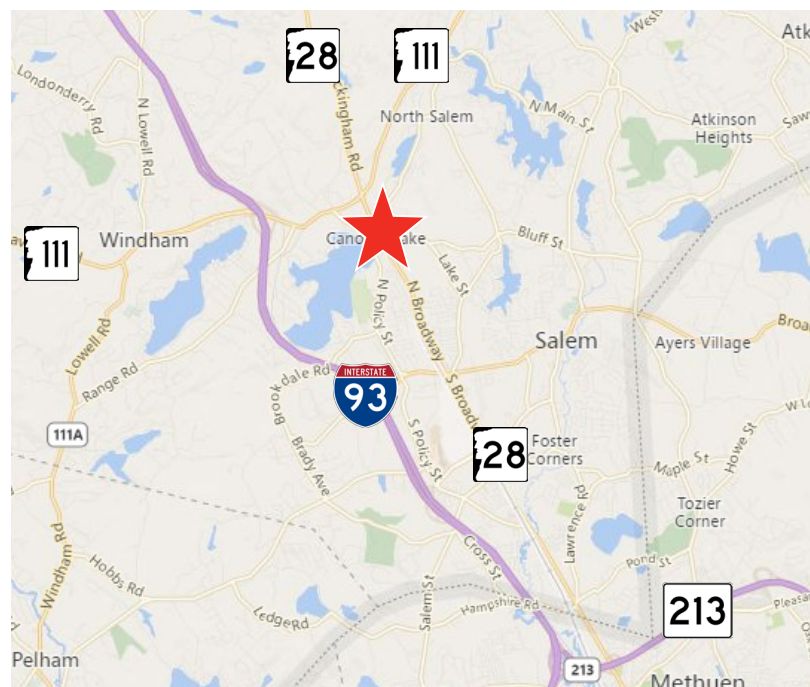


CONCEPT IMAGERY

We are pleased to present a build-to-suit opportunity with 217'± of road frontage at 7 Rockingham Road in Windham. The site features excellent visibility to boost your brand along Route 28 with 19,000± VPD per NHDOT 2015.

Previously approved for a 7,000± SF building to consist of 2 floors and 39± parking spaces. This is an excellent location for any medical, office, or retail business.

The site features easy access to Route 111, for commuters to the Hudson/Nashua area and Kingston/Exeter area, and is less than 5 minutes to I-93. The area boasts many businesses including, but not limited to, Cubicle Solutions, The Dance Connection, DJ Rogers Collision & Service Center, Policy Well & Pump, Trans-Medic Transmission Clinic, Park Place Lanes, Speedway, Walmart, CYR Lumber, and Dunkin' Donuts.



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# 7 Rockingham Road/Route 28 | Windham, NH



## Snapshot > Build-to-Suit Opportunity

Building Type	Mixed Use - medical/office/retail
Total Building SF	7,000±
Available SF	3,500± to 7,000±
Acreage	0.7±
Zoning	Business Commercial District A (CDA)
Frontage	216.9'± on Rockingham Road/Route 28 216.5'± on the newly paved Windham Rail Trail
Traffic Count	19,000 VPD on Rockingham Rd/Rte 28 (NHDOT '15)
Utilities	Private well & septic
NNN Expenses PSF	TBD
Lease Rate	\$14.00 NNN

## Contact Us

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