

FOR LEASE > COMMERCIAL MILL SPACE

The Gonic Mill

10 MAIN STREET, GONIC (ROCHESTER), NH 03839

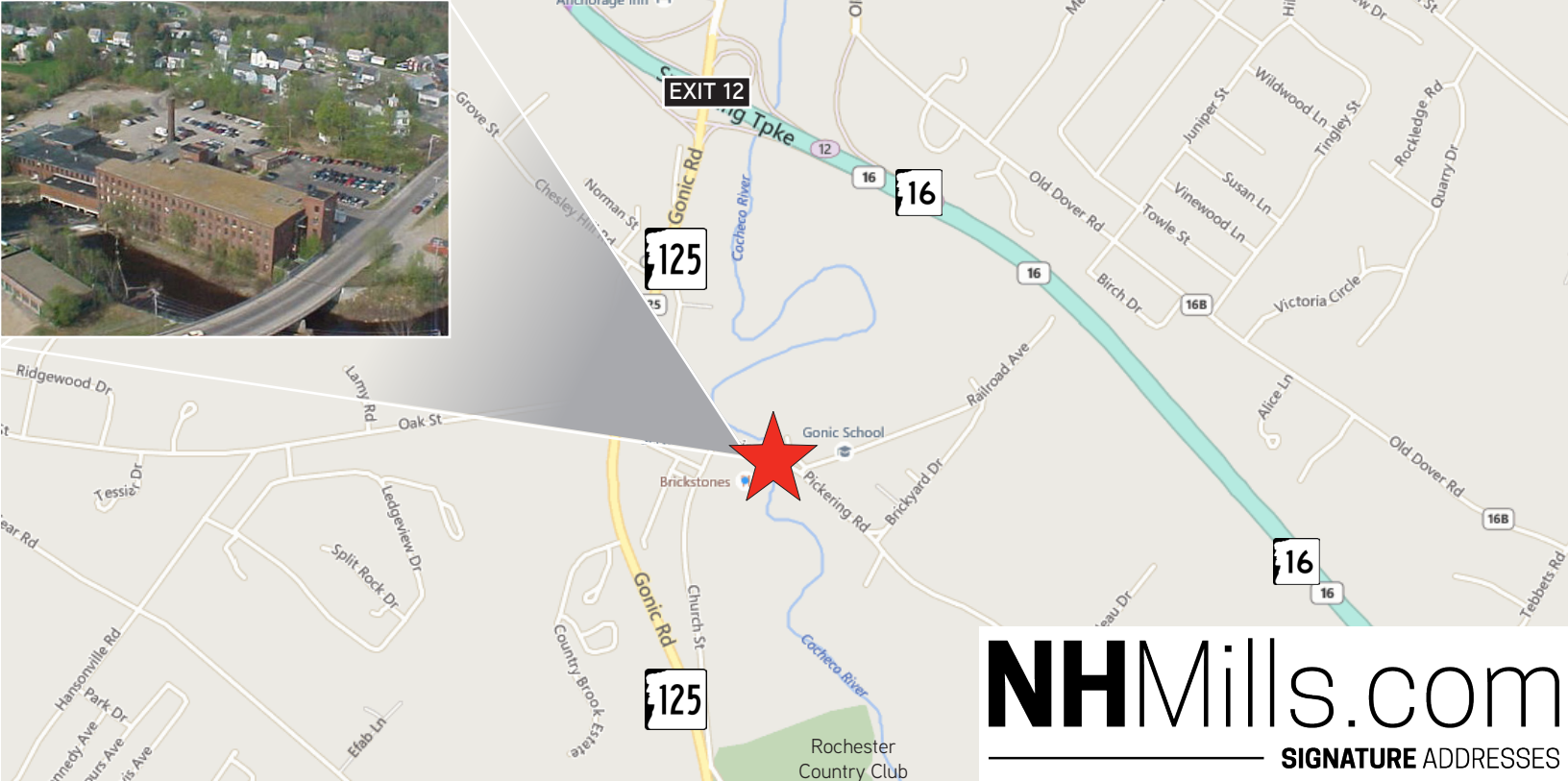


Colliers International is proud to present this commercial mill space in The Gonic Mill available for lease. Rich in history and New England style character, this property offers space for office, warehouse, or manufacturing users. The Gonic Mill is conveniently located off Exit 12 of the Spaulding Turnpike just off Route 125 in Gonic (Rochester). The property features unrivaled river views and exposed brick and beam construction in a multi-tenanted, restored mill environment.



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NHMills.com
SIGNATURE ADDRESSES

Specifications > The Gonic Mill

Building Type	Industrial mill
Year Built	1900±
Year Renovated	Late 1990s
Total Building SF	179,218±
Available SF	432± to 23,820± (total)
Number of Floors	4
Zoning	I-2 (Industrial)
Parking	Ample surface parking
Tailboard Docks	5
Drive-in Doors	3
Elevators	1 freight & 1 passenger
Clear Height	10'± to 18'±
Utilities	Municipal water & sewer Natural gas
Electrical	3 phase
Main Building	1600A/480V
Annex	1200A/208V
Sprinklers	Wet system
Lease Rate	Variable - see chart

Contact Us

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Suites

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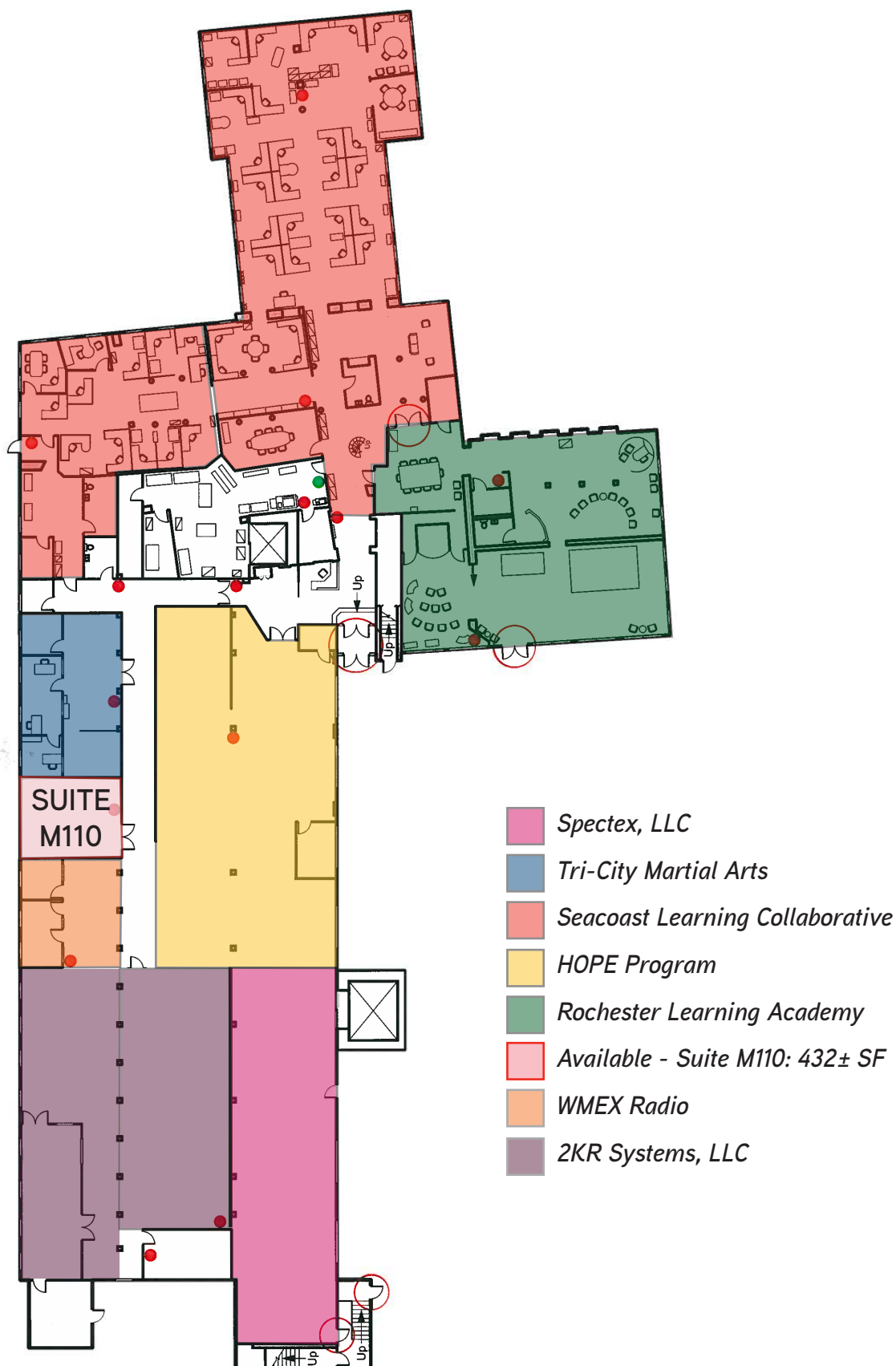


SUITE NO.	LOCATION	DESCRIPTION	SF (±)	LEASE RATE
MAIN BUILDING				
M101	1st floor	HOPE Program	3,800	LEASED!
M102	1st floor	Seacoast Learning Collaborative	7,113	LEASED!
M103	1st floor	Rochester Learning Academy	3,200	LEASED!
M109	1st floor	Tri-City Martial Arts	1,000	LEASED!
M110	1st floor	Dependable Pest Solutions Available 9/1/18	432	\$750/mo gross
M111	1st floor	WMEX Radio	750	LEASED!
M112	1st floor	2KR Systems, LLC	2,000	LEASED!
M113	1st floor	2KR Systems, LLC	1,225	LEASED!
M114	1st floor	Spectex, LLC	1,800	LEASED!
M201	2nd floor	C.B. Gitty Crafter Supply	13,225	LEASED!
M202	2nd floor	Former C.B. Gitty Crafter Supply	5,200	\$9.00 + heat
M301	3rd floor	Former Cornerstone Materials Group	2,178	\$7.00 + utilities
M302	3rd floor	Vigent Custom Finishes	1,600	LEASED!
M303	3rd floor	Former Cornerstone Materials Group	2,060	\$7.00 + utilities
M304	3rd floor	Seacoast Learning Collaborative	6,270	LEASED!
M305	3rd floor	O.H. Harris Cabinetmakers R.M. Sinclair Cabinetmakers	2,832	LEASED!
M401	4th floor	C.B. Gitty Crafter Supply	5,800	LEASED!
M402	4th floor	Former Easy Street (storage only)	7,600	\$3.50 gross
ANNEX				
A105	Lower level	Studio 109 Dance, Voice & Drama	12,500	LEASED!
A99	Lower level	FuRRR	1,000	LEASED!
A104/A106	1st floor	Former Bam Lab, LLC Current tenant is a TAW	6,350	\$6.00 + utilities
A107	1st floor	Great Bay Manufacturing, LLC	2,160	LEASED!
A108	1st floor	Ellis Dog Training Space	6,000	LEASED!
A98	1st floor	Powder Coating Solutions, LLC	3,000	LEASED!
A115A	1st floor	J&L Cable Services	1,000	LEASED!
RESTAURANT				
	Freestanding building	Brickstones Restaurant	2,162	LEASED!

Available as of July 2018.

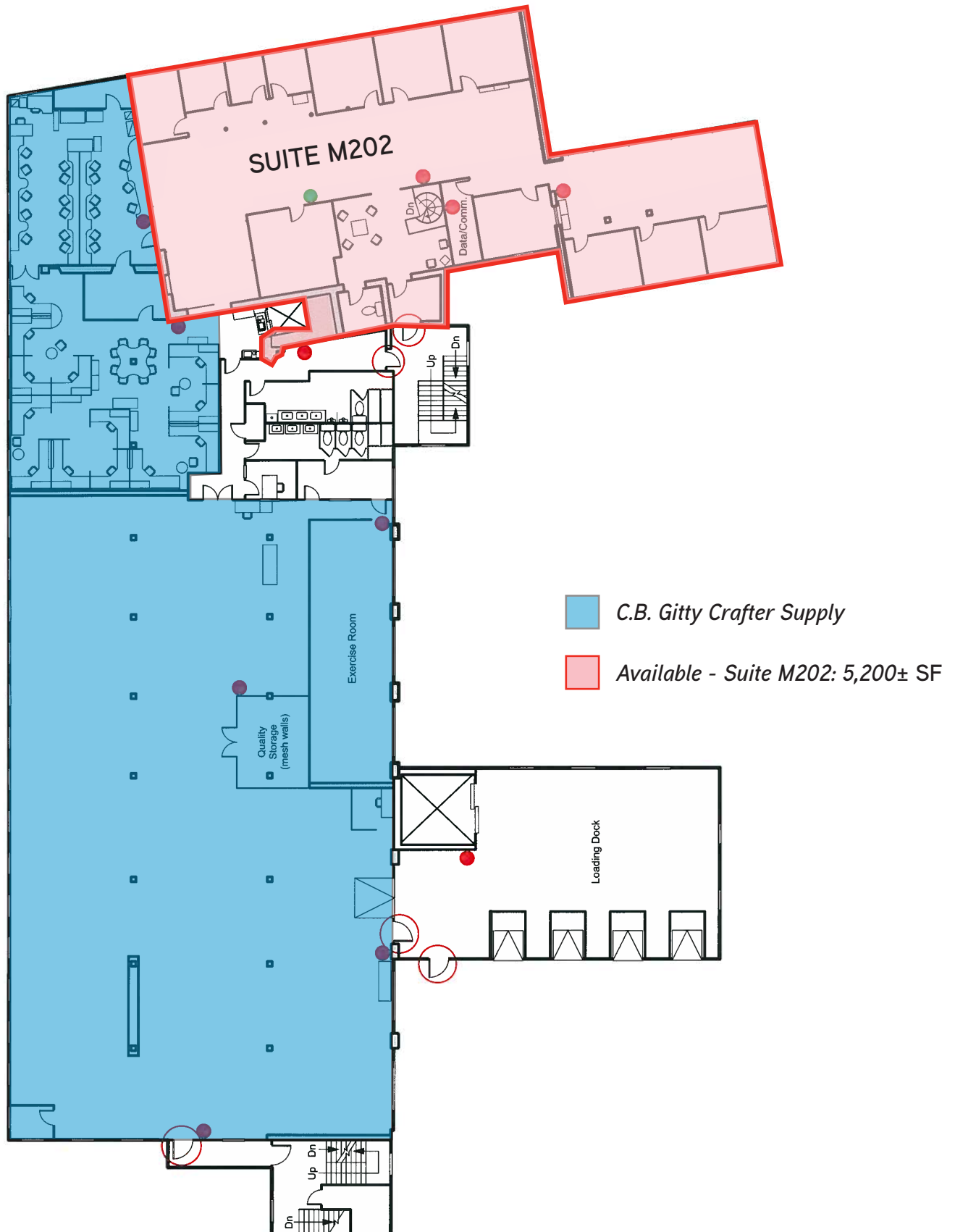
First Floor Plan

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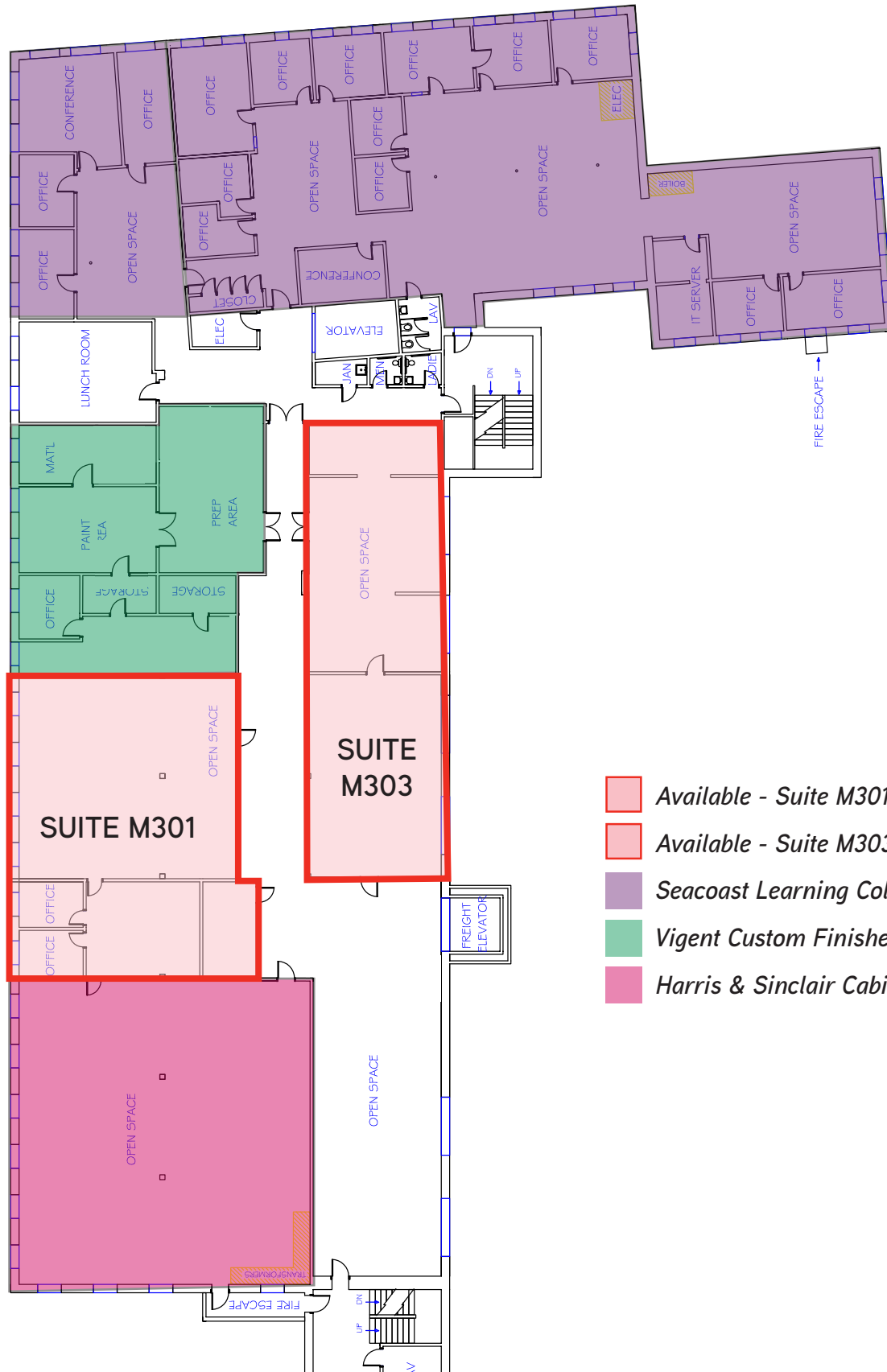
Second Floor Plan

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Third Floor Plan

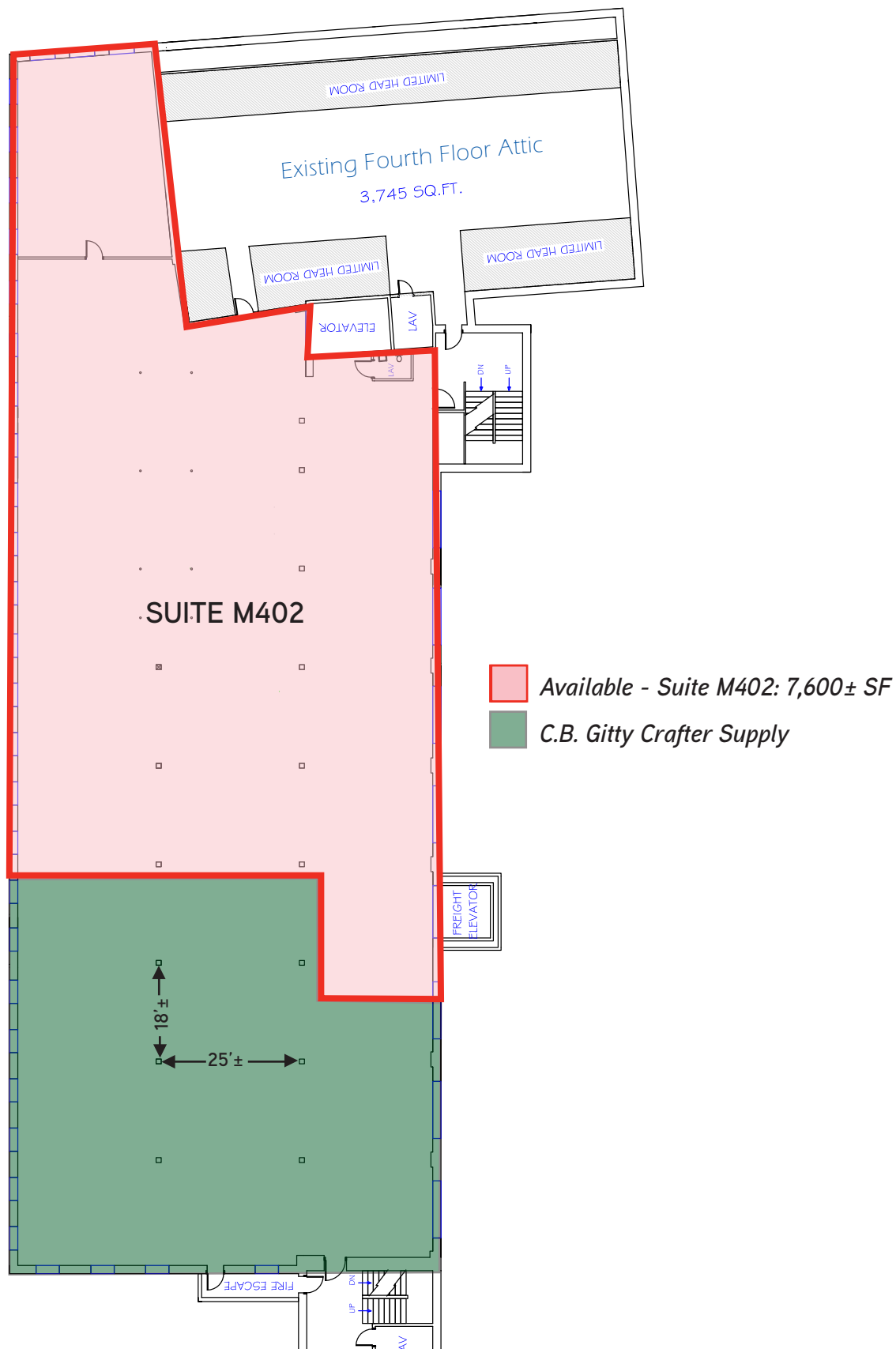
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- Available - Suite M301: 2,178± SF
- Available - Suite M303: 2,060± SF
- Seacoast Learning Collaborative
- Vigent Custom Finishes
- Harris & Sinclair Cabinet Makers

Fourth Floor Plan

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Lower Level Floor Plan

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PARTIAL FLOOR PLAN

