

144-146 MAIN STREET

PLAISTOW, NH



85,510 SF

INDUSTRIAL SPACE NO
COLUMNS 32'-47' CLEAR FOR
LEASE



EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



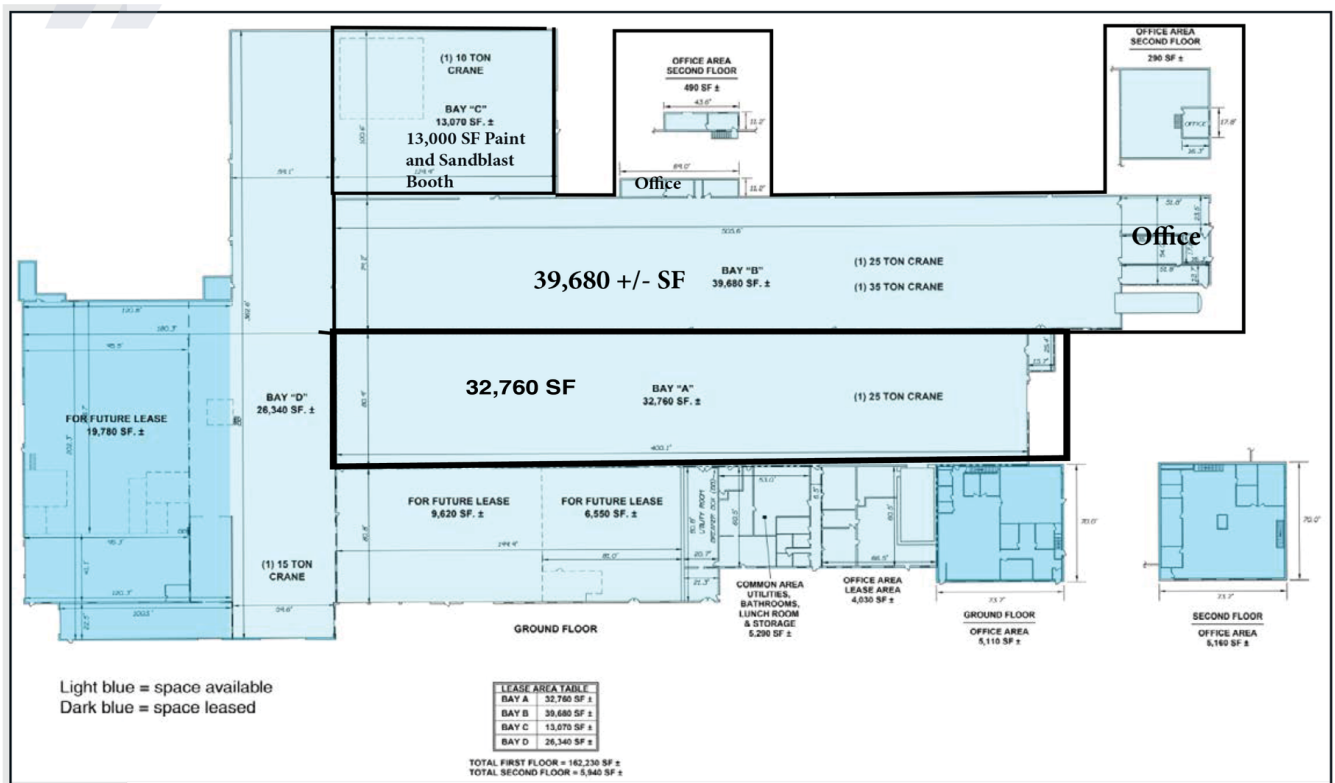
PROPERTY HIGHLIGHTS

- STRATEGICALLY LOCATED CLOSE TO THE INTERSECTION OF ROUTE 125 AND I-495
- OUTSTANDING 13,070-85,510 SF HIGH-BAY, INDUSTRIAL SPACE ON APPROXIMATELY 36 ACRES
- ZONING: LIGHT INDUSTRIAL
- NO COLUMNS
- CEILING HEIGHTS OF 32'-47" SERVICED BY 3 OVERHEAD CRANES: 10, 25 AND 35 TON
- POTENTIAL RAIL ACCESS
- NEW LED LIGHTS
- WET SPRINKLER SYSTEM
- LEASE RATE: MARKET
- TAXES AND OPERATING EXPENSES - \$2.05/SF
- ALL THREE BAYS CONNECT TO ONE ANOTHER THROUGH INTERNAL OVERHEAD DOORS

PROPERTY SPECIFICATIONS

TOTAL AREA	177,170 SF
AVAILABLE AREA	85,510 SF
BAY A:	32,760 SF
BAY B:	39,680 SF
BAY C:	13,070 SF
LAND AREA	36 ACRES
YEAR BUILT	1965-1989
CEILING HEIGHT	32'-47'
LOADING DOCKS	BAY A: ONE (1) DRIVE-IN BAY B: TWO (2) DRIVE-IN 16'X20' ONE (1) DRIVE-IN 12'X15' BAY C: ONE (1) DRIVE-IN 16'X20'
HEATING	INFRARED GAS AND FHA-GAS
ELECTRIC	4160 AMP/ 480 V, 3 PHASE
UTILITIES	PRIVATE WELL, SEPTIC, NATURAL GAS
CONSTRUCTION	CONCRETE, BLOCK, STRUCTURAL STEEL

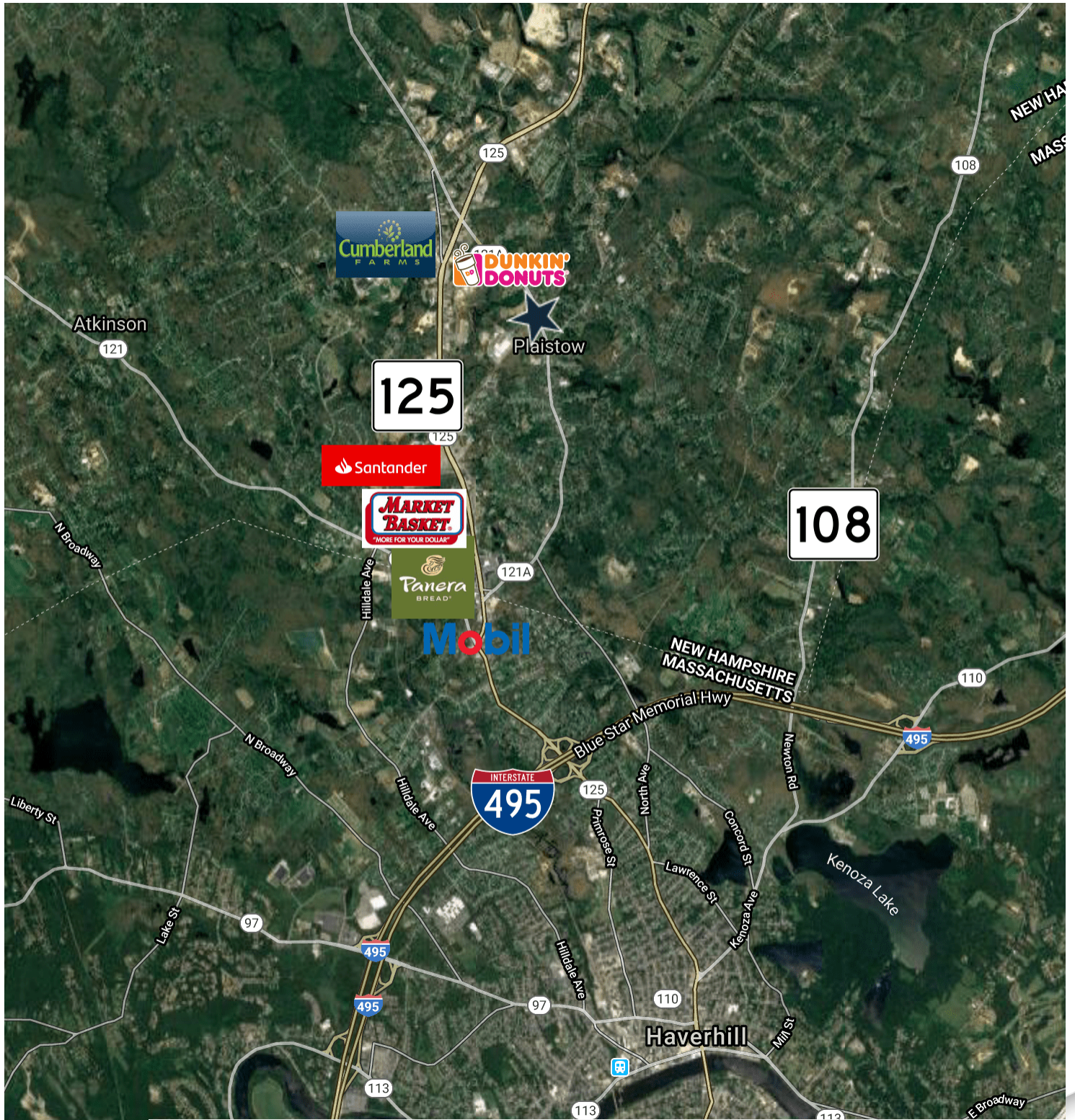
FLOOR PLANS



ADDITIONAL PHOTOS



LOCATION MAPS



Google

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