

FOR
LEASE

144-146 MAIN STREET PLAISTOW, NH



INDUSTRIAL SPACE: NO COLUMNS 52,750 SF 45' CLEAR

» As exclusive agent, The Stubblebine Company is pleased to present 144-146 Main Street, Plaistow, NH. Salient details include:

- Strategically located close to the intersection of Route 125 and I-495.
- Outstanding 13,070-52,750 +/- s.f. high bay, industrial space on approximately 36 acres.
- No columns
- Ceiling heights of 45' serviced by 3 overhead cranes and potential rail access.
- New LED Lights
- Potential rail access



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SPECIFICATIONS

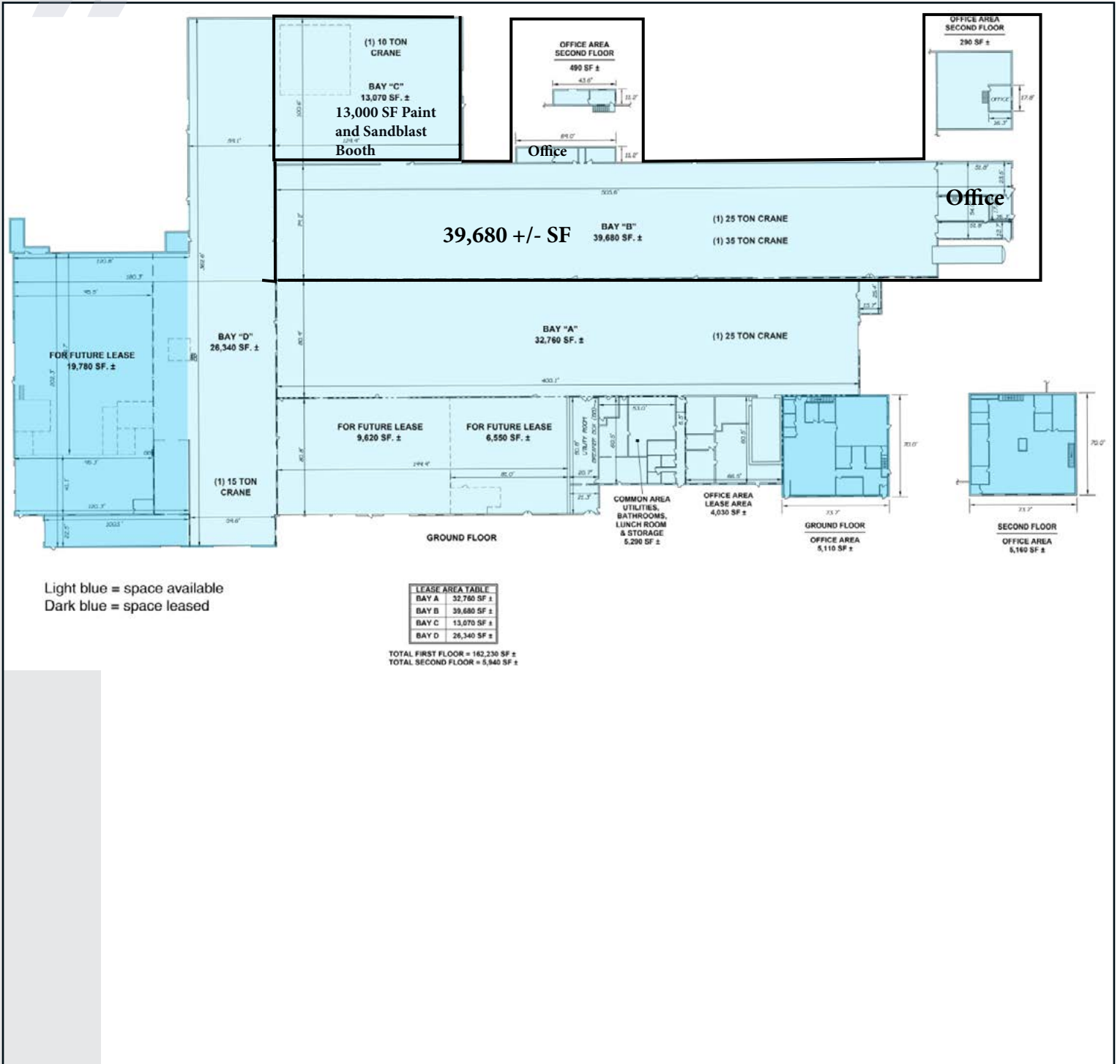
TOTAL AREA	177,170 s.f.
AVAILABLE AREA	52,750 s.f. Bay B: 39,680 s.f. - Two (2) 16'x20' drive-in doors - One (1) 12'x15' drive-in door Bay C: 13,070 s.f. - One (1) 16'x20' drive-in door
LAND AREA	36 acres
YEAR BUILT	1965-1989 (different sections were built)
PARKING	Large paved lot
CEILING HEIGHT	45'
LOADING DOCKS	Three (3) drive-in doors
HEATING	Infrared Gas and FHA-Gas
ELECTRIC	1 Unitil- 4160 amp/480volts, 3 phase
RAIL	New LED Lighting 45' clear
UTILITIES	Private well water, Septic, Natural Gas
CONSTRUCTION	Concrete, concrete block, structural steel
FLOOR THICKNESS	8"
CRANES	Three (3) cranes: 10, 30 and 35 ton cranes
NEAREST AIRPORT	Manchester
NEAREST HIGHWAY	I-495 under 3.0 miles
SPRINKLERS	Wet
LEASE RATE	Market
NNN Expenses	Taxes and operator expenses \$1.50 / SF
ZONING	Light Industrial



EXCLUSIVE LISTING AGENT

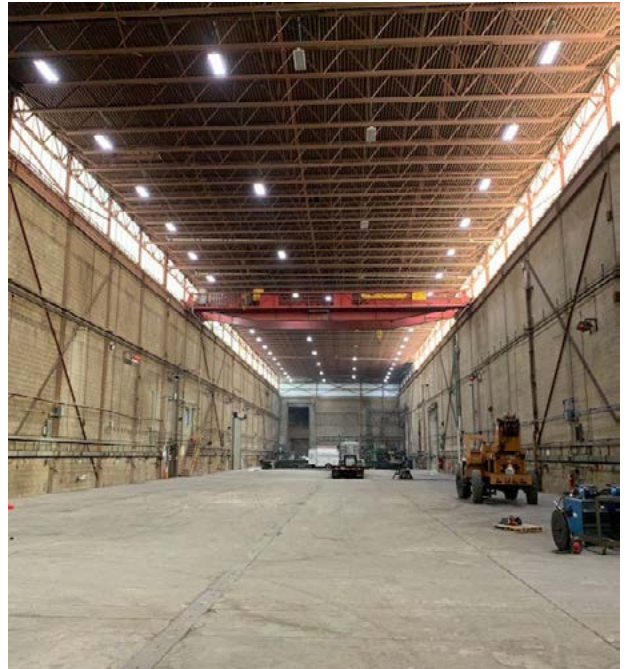
THE STUBBLEBINE COMPANY
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FLOOR PLAN





PICTURES

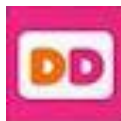




CORPORATE NEIGHBORS

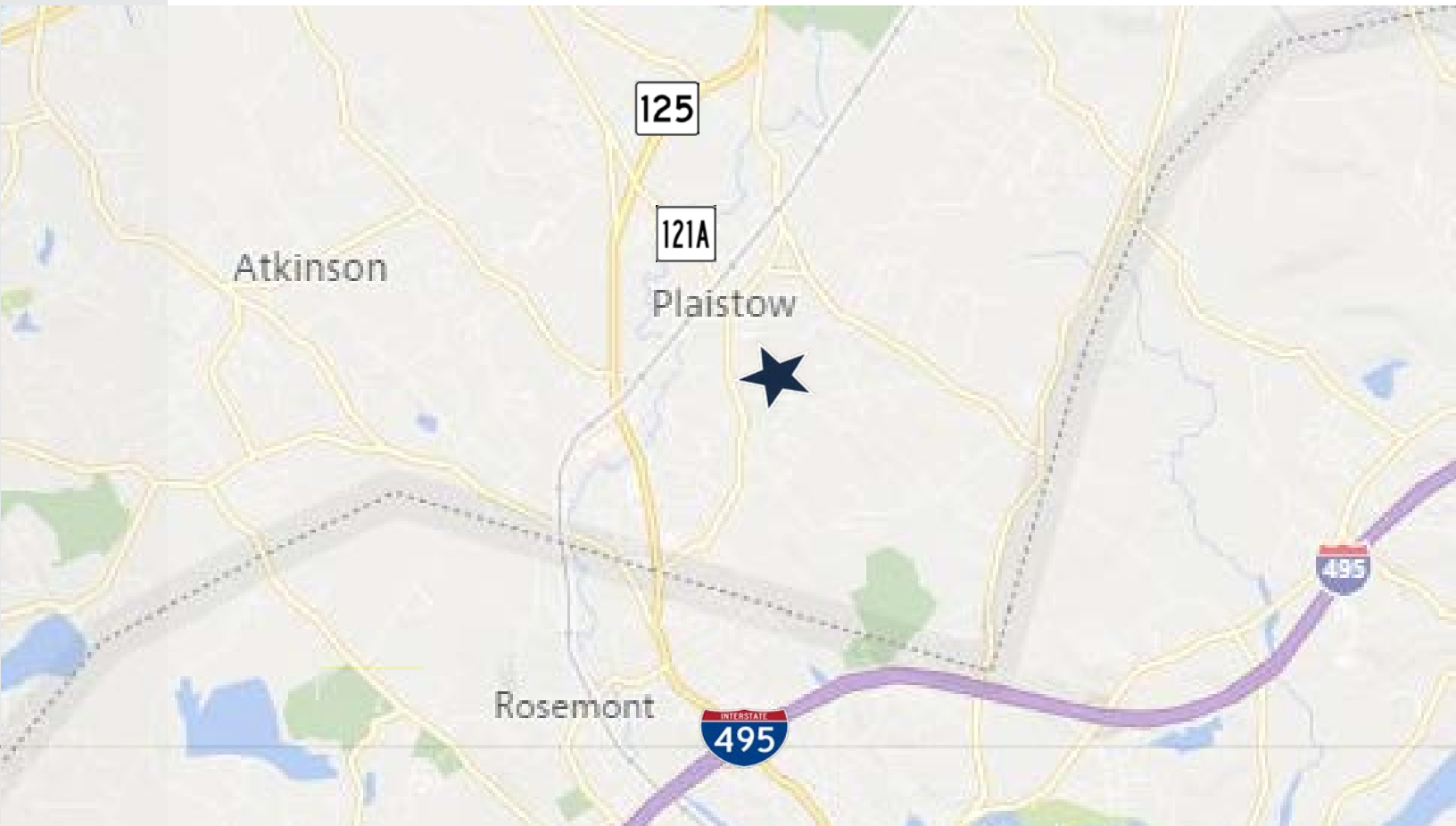


LOCAL AREA AMENITIES



LOCATION

- Strategically located close to the intersection of Route 125 and I-495.



EXCLUSIVE LISTING AGENT

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CORFAC INTERNATIONAL

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