

144-146 MAIN STREET

PLAISTOW, NH



91,510 SF

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



EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



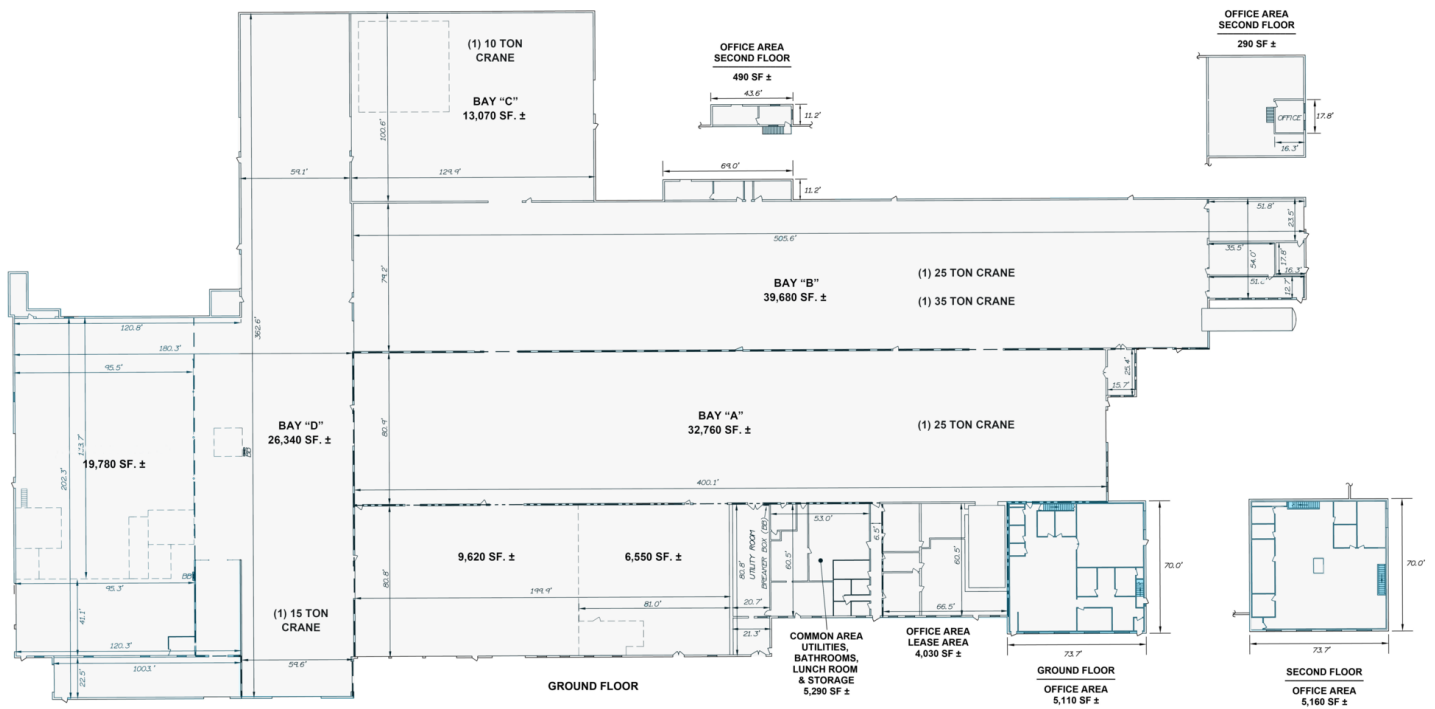
PROPERTY HIGHLIGHTS

- STRATEGICALLY LOCATED CLOSE TO THE INTERSECTION OF ROUTE 125 AND I-495
- OUTSTANDING 38,760-91,510 SF HIGH-BAY, INDUSTRIAL SPACE ON APPROXIMATELY 36 ACRES
- NO COLUMNS
- CEILING HEIGHTS OF 32'-47' SERVICED BY 3 OVERHEAD CRANES
- NEW LED LIGHTS
- POTENTIAL RAIL ACCESS
- WET SPRINKER SYSTEM
- LEASE RATE : MARKET
- TAXES AND OPEX: \$2.05/SF
- ALL THREE BAYS CONNECT TO ONE ANOTHER THROUGH INTERNAL OVERHEAD DOORS

PROPERTY SPECIFICATIONS

TOTAL AREA:	177,170 SF
LAND AREA:	36 ACRES
AVAILABILITY:	91,510 SF
BAY A:	38,760 SF (6,000 SF OFFICE)
BAY B:	39,680 SF
BAY C:	13,070 SF
YEAR BUILT:	1965/1989
LOADING:	ONE (1) DRIVE-IN
BAY A:	TWO (2) DRIVE-IN 16'X20'
BAY B:	ONE (1) DRIVE-IN 12'X15'
BAY C:	ONE (1) DRIVE-IN 16'X20'
HEATING:	INFARED GAS & FHA-GAS
ELECTRIC:	4,160 AMP/480 V/3P
UTILITIES:	PRIVATE WELL, SEPTIC, NATURAL GAS
CONSTRUCTION:	CONCRETE BLOCK/STRUCTURAL STEEL

FLOOR PLANS

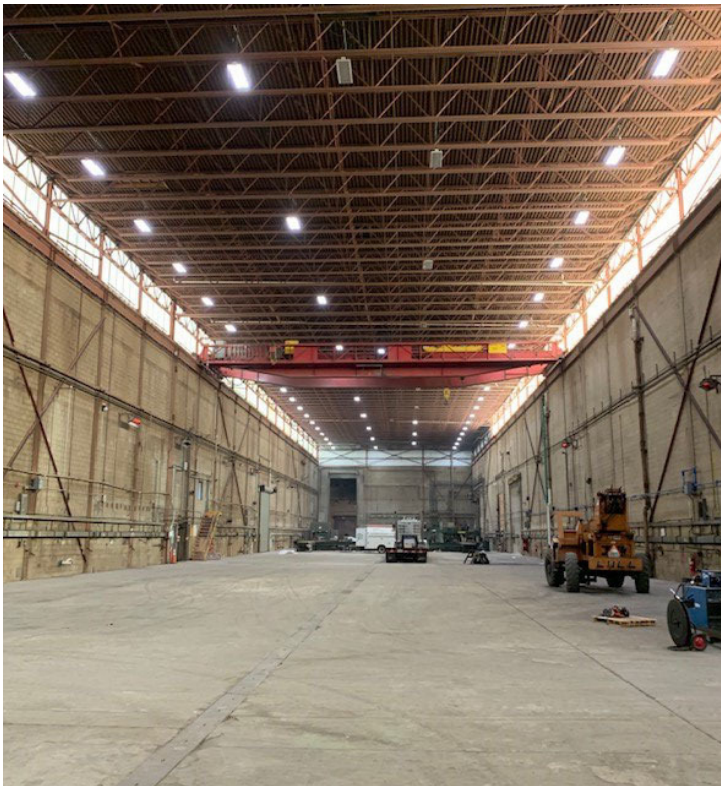


AVAILABILITY: 91,510 SF

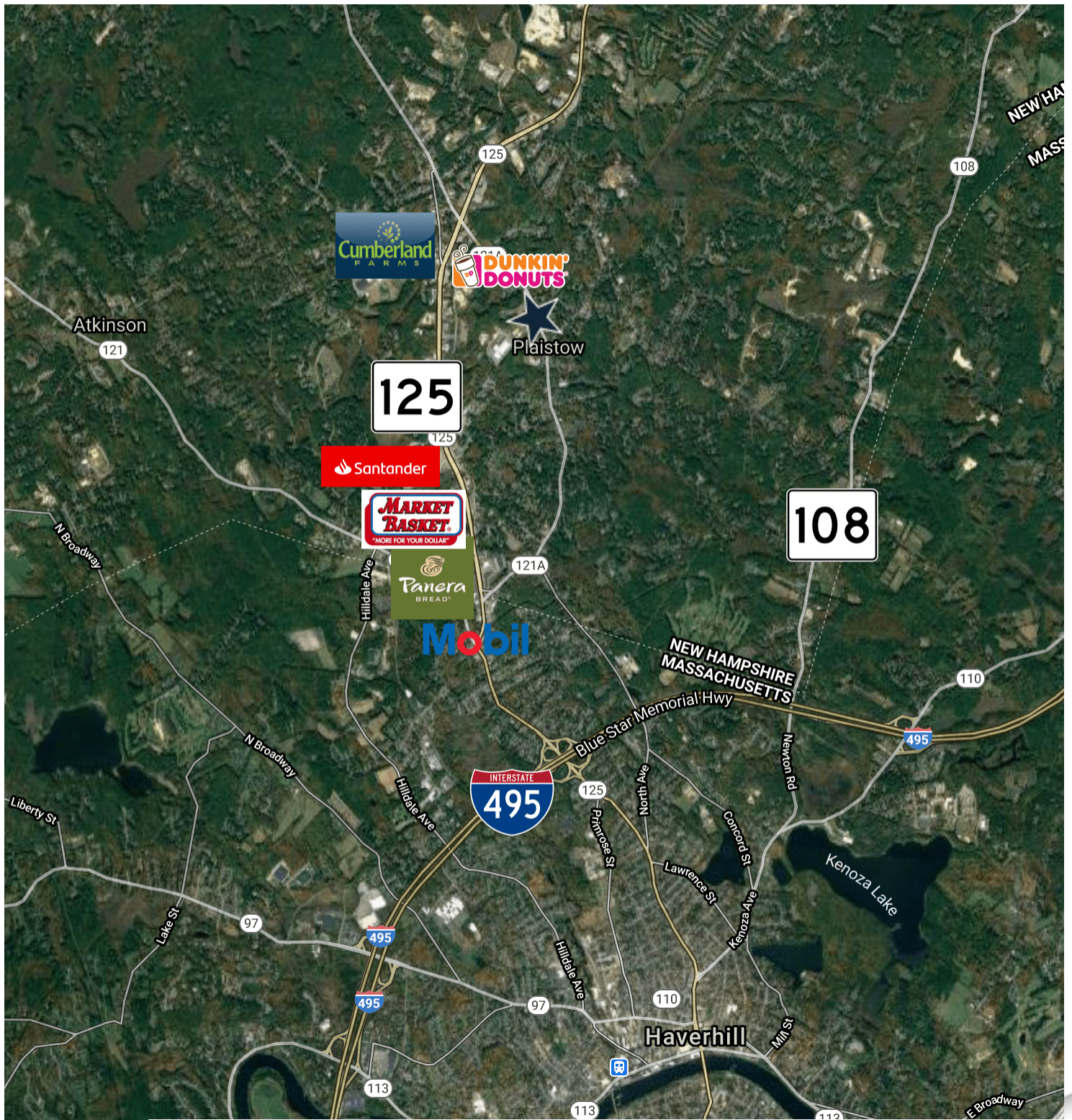
BAY A: 38,760 SF (6,000 SF OFFICE) Available January 2022

52,750SF subdivision: Available now - BAY B: 39,680 SF - BAY C: 13,070 SF

ADDITIONAL PHOTOS



LOCATION MAPS



Google

Map data ©2021 Imagery ©2021, CNES / Airbus, Landsat / Copernicus, MassGIS, Commonwealth of Massachusetts EOE, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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