

51 FALTIN DRIVE

MANCHESTER, NH



11,189 SF

INDUSTRIAL BUILDING ON 1.7
ACRES FOR SALE OR LEASE

- Large paved yard
- 17 Drive-in doors
- 3,600 SF available now for lease with three (3) drive-through doors
- Visibility from South Willow Street (Route 28) 43,000+ cars per day
- Zoned Industrial (IND) allowing for multiple uses by right

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

11,189+/- SF INDUSTRIAL BUILDING ON 1.7 ACRES FOR SALE OR LEASE

PROPERTY HIGHLIGHTS

- Large paved yard
- 17 Drive-in doors
- Visibility from South Willow Street (Route 28) 43,000+ cars per day
- Zoned Industrial (IND) allowing for multiple uses by right
- 3,600 sf available now with three (3) drive-thru doors
- 7,500 sf available 6/2021

PROPERTY SPECIFICATIONS

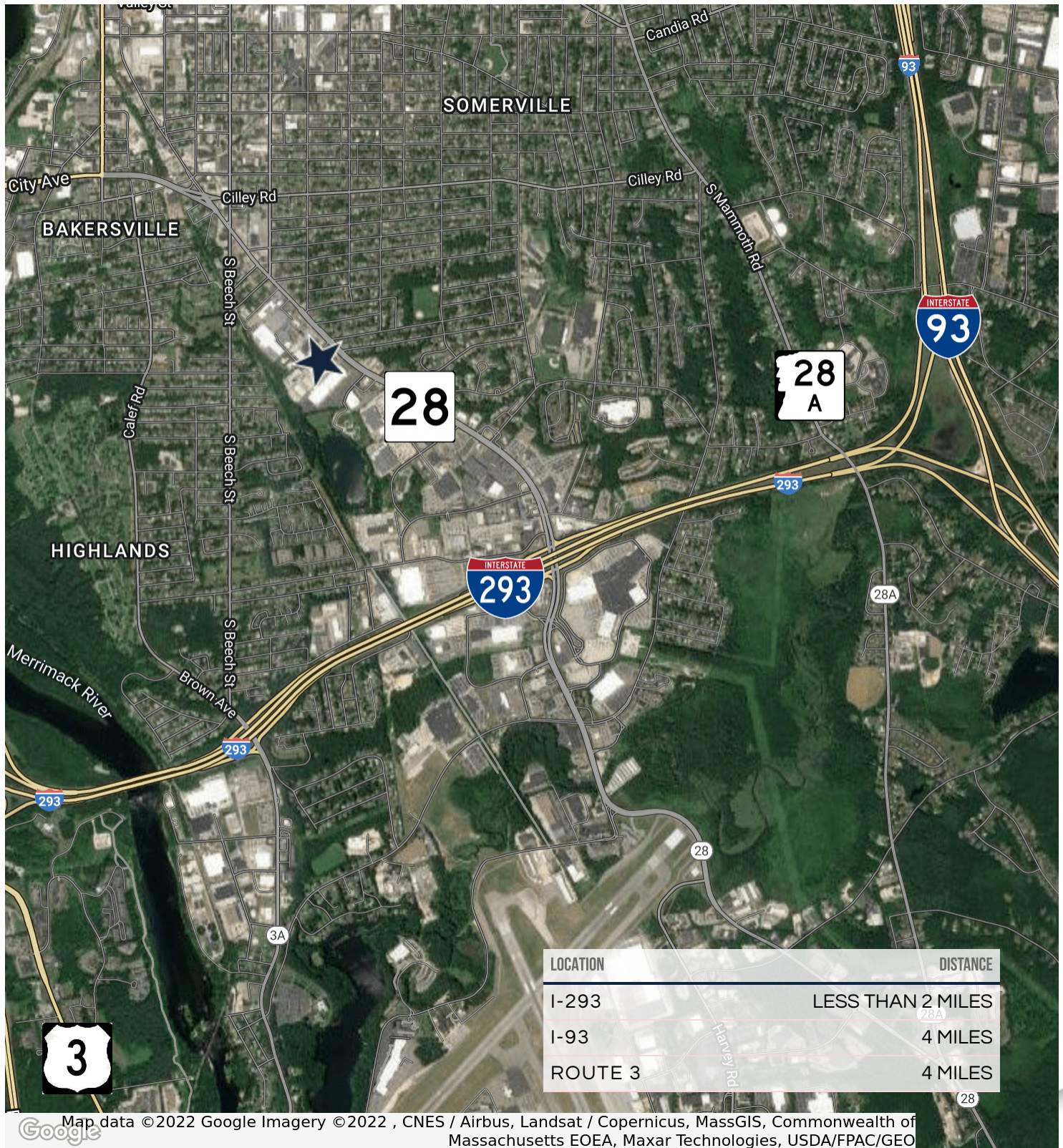
BUILDING SIZE	11,189 SF
LAND AREA	1.7 ACRES
ZONING	INDUSTRIAL
YEAR BUILT	1970
HEAT	GAS
SPRINKLER	WET SYSTEM
PARKING	135 SPACES
FLOOR DRAINS	WITH OIL AND GAS SEPARATORS

USES

- Warehousing, truck terminal, medical research lab, gym / recreation, storage facility, parking garage and lot

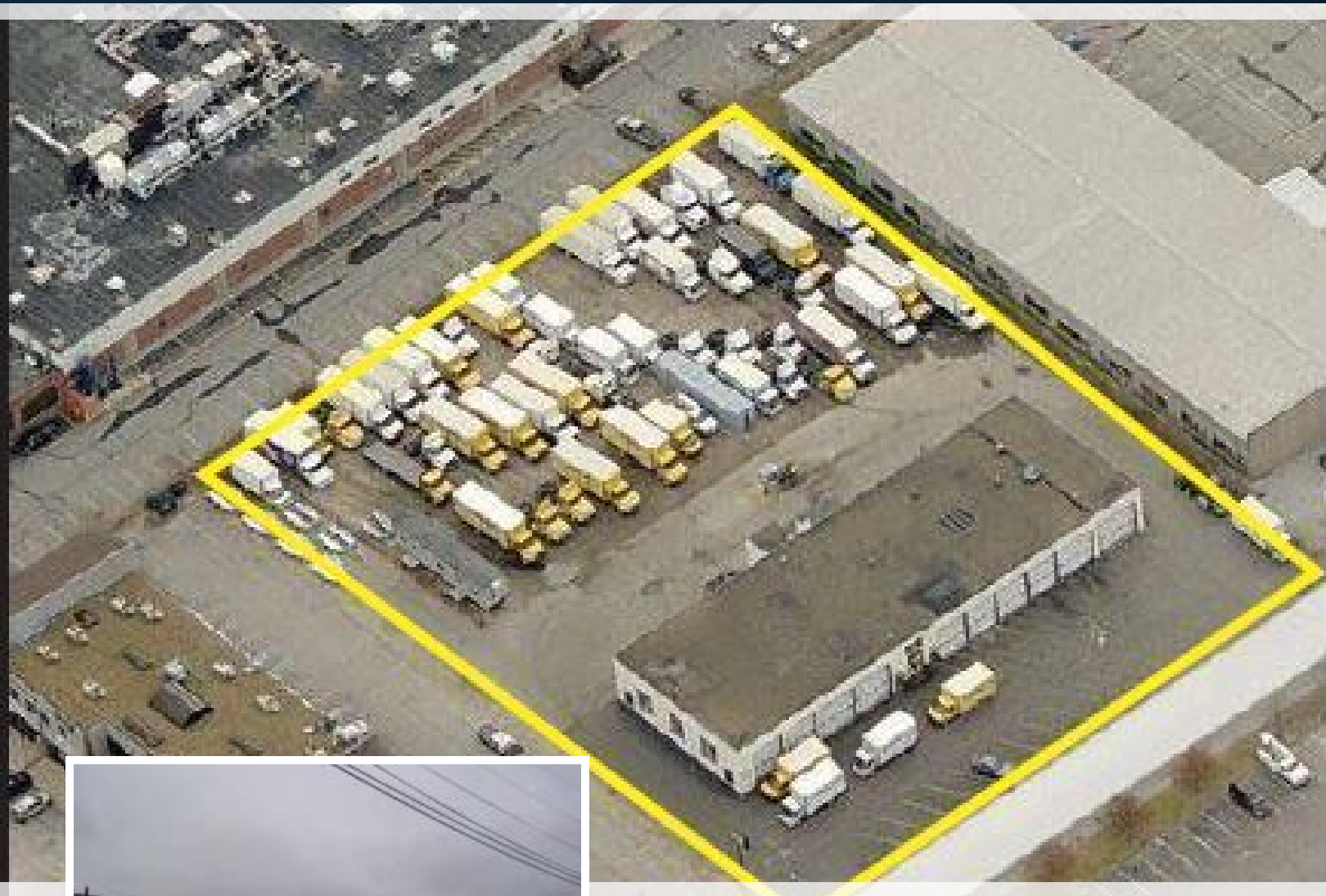
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	39,858	59,732	103,463
TOTAL POPULATION	90,525	139,920	252,901
AVERAGE HH INCOME	\$70,982	\$81,561	\$96,347

LOCATION MAPS



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MANCHESTER, NH



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