

# 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
- 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

11,000 +/- 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

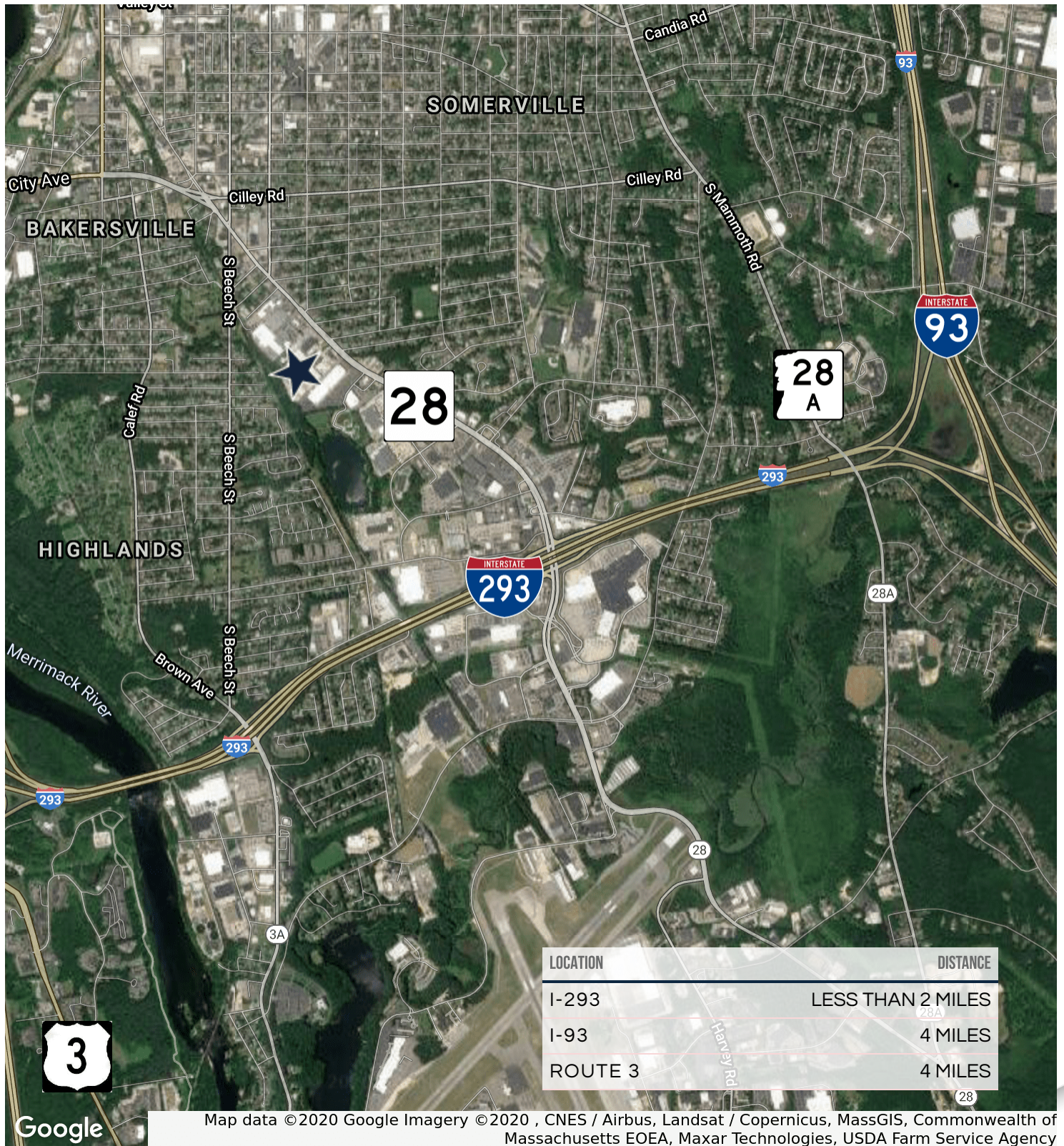
BUILDING SIZE	11,189 SF
LAND AREA	1.7 ACRES
ZONING	INDUSTRIAL
YEAR BUILT	1970
HEAT	GAS
SPRINKLER	WET SYSTEM
PARKING	135 SPACES
FLOOR DRAINS	WITH OIL AND GAS SEPARATORS

### USES

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

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,150	41,494	66,767
TOTAL POPULATION	12,606	102,255	164,631
AVERAGE HH INCOME	\$65,551	\$61,805	\$70,208

# LOCATION MAPS



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