



25 NIMBLE HILL RD

NEWINGTON, NH

FOR LEASE | 23,150 - 62,603 SF INDUSTRIAL SPACE AVAILABLE

- Directly off Route 4
- Located within Pease Industrial Area
- Three (3) Tailboard Docks
- 12' - 17' Clear
- Heavy Power

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Up to 62,603 SF available for lease
Building offers prime location and visibility, heavy power, and multiple lease configurations.

PROPERTY HIGHLIGHTS

- Directly fronts Route 4
- 3.6 Miles to 95
- Ample parking

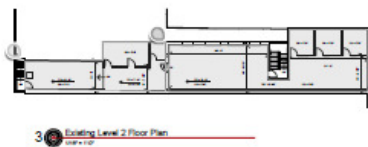
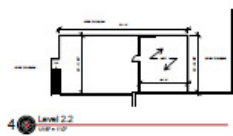
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,981	17,604	56,228
Total Population	9,082	39,050	134,611
Average HH Income	\$126,694	\$137,649	\$138,968

PROPERTY SPECIFICATIONS

Building Size:	138,897 SF
Available SF:	23,150-62,603 SF
Lot Size:	21.22 AC
Loading Docks:	3 tailboard docks 1 paved ramp
Clear Height:	12'-17'
Sprinklers:	Wet
Power:	800 - 1,600a/208 - 480v 3p Heavy
Utilites:	Electric: Eversource Gas: Liberty Water: Pennichuck Sewer: Newington Sewer Commission
Columns:	30'w x 40'd
Lease Rate:	Market







1 Loading Dock

2 Loading Docks

LEASED

66,637.64 SF

+/- 23,751 SF of Warehouse

+/- 23,150 SF of Warehouse

38,850 SF Total

+/- 15,700 SF of Office Space



25 Nimble Hill Road, Newington, NH

NEWINGTON

DIRECTLY FRONTS ROUTE 4



6.8 MILES



3.6 MILES



The Storage Barn

Sprague

SPONGE JET

EW ELECTRICAL
WHOLESALE, INC.
NEW ENGLAND

Westinghouse

SUBCOM

WILCOX

Ryder
Ever better.

Custom Pools

TRADEBE
Environmental
Services

exactengineering

NE NorthEast
Electrical
A Sonepar Company

25 NIMBLE HILL RD

NEWINGTON, NH

FOR LEASE | 23,150 - 62,603 SF INDUSTRIAL BUILDING ON 21.22 AC

DAVID STUBBLEBINE
617.592.3391
david@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388
james@stubblebinecompany.com

AARON SMITH
978.654.0432
asmith@stubblebinecompany.com

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