



25 NIMBLE HILL RD

NEWINGTON, NH

FOR LEASE | 24,270-63,061 SF INDUSTRIAL SPACE AVAILABLE

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



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STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

138,897 SF Industrial Building on 21.22 AC for lease
Building offers prime location and visibility, heavy power, and multiple lease configurations.

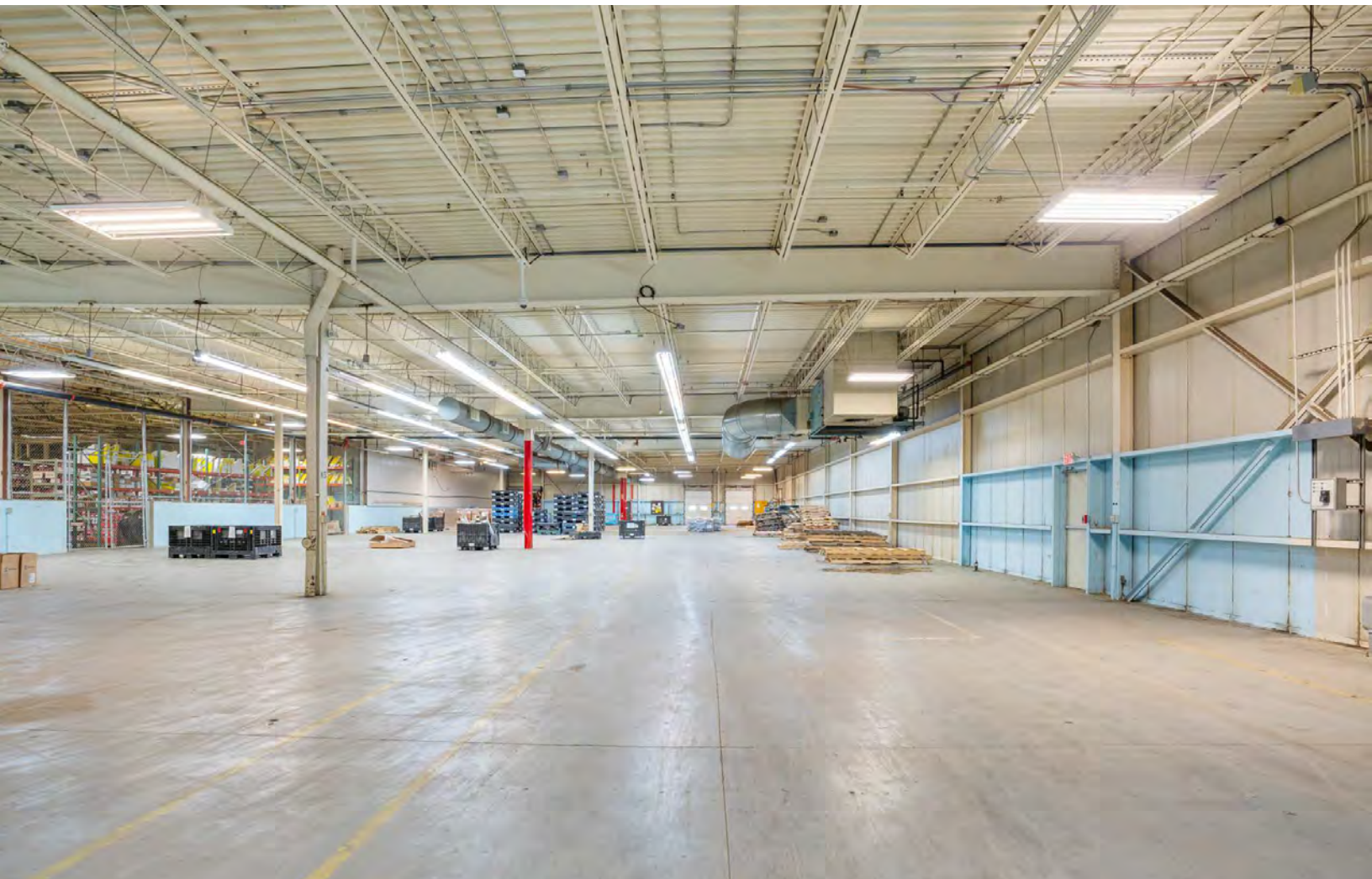
PROPERTY HIGHLIGHTS

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

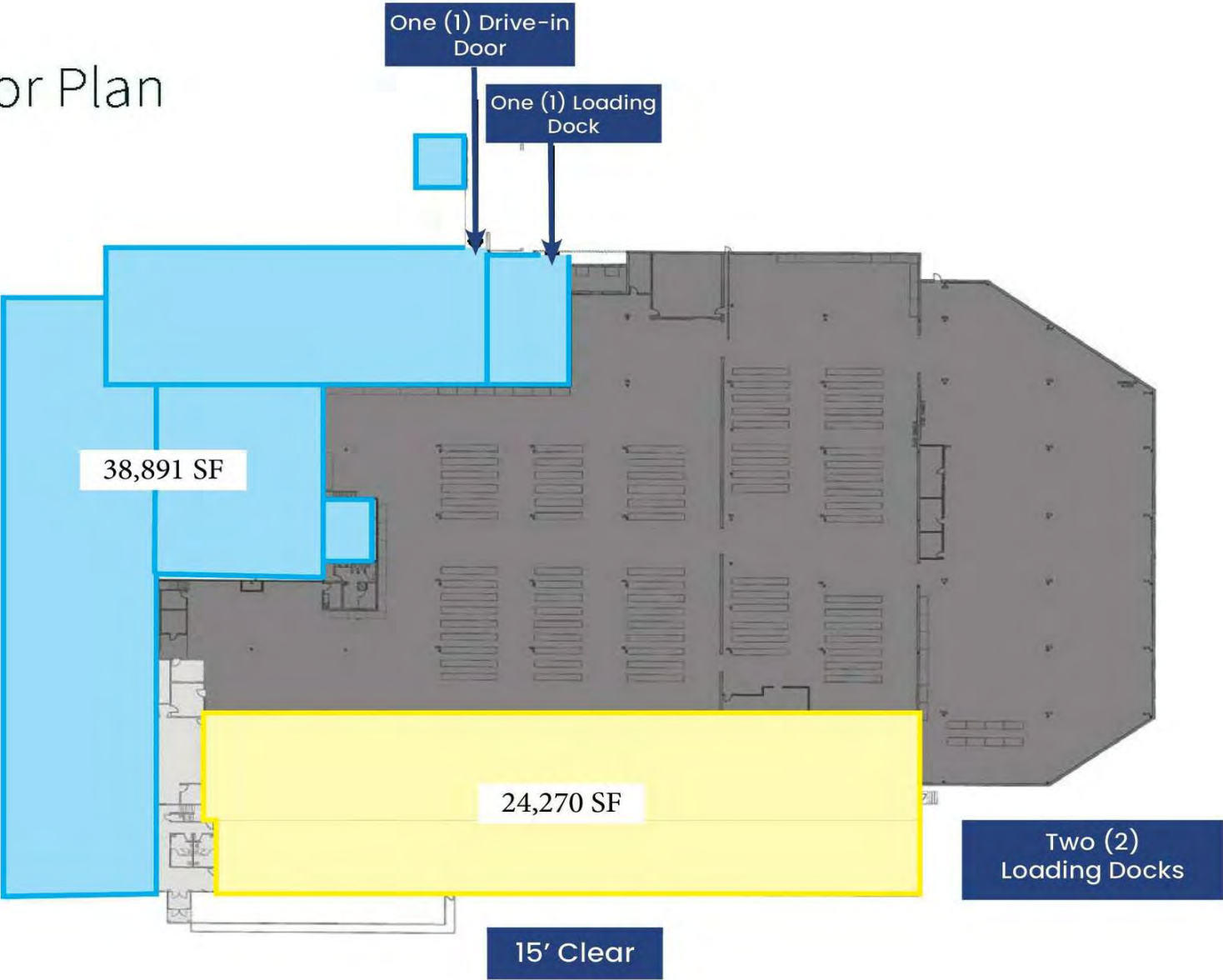
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,981	17,604	56,228
Total Population	9,082	39,050	134,611
Average HH Income	\$126,694	\$137,649	\$138,968

PROPERTY SPECIFICATIONS

Building Size:	138,897 SF
Available SF:	24,270-63,161 SF
Lot Size:	21.22 AC
Loading Docks:	3 Tailboard Docks 1 Drive-In
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



Floor Plan





25 Nimble Hill Road, Newington, NH

NEWINGTON

DIRECTLY FRONTS ROUTE 4



6.8 MILES



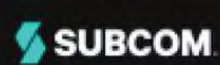
3.6 MILES



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25 NIMBLE HILL RD

NEWINGTON, NH

FOR LEASE | 24,270 - 63,161 SF INDUSTRIAL BUILDING ON 21.22 AC

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