

131 LEDGE ROAD

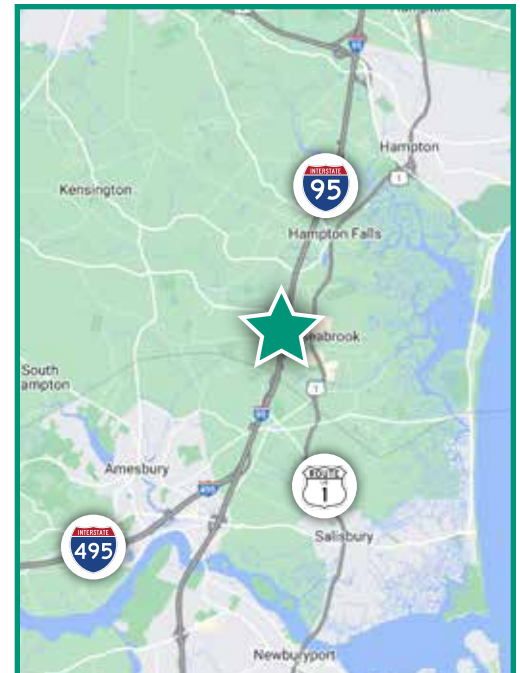
SEABROOK, NH

NEW SUBLEASE

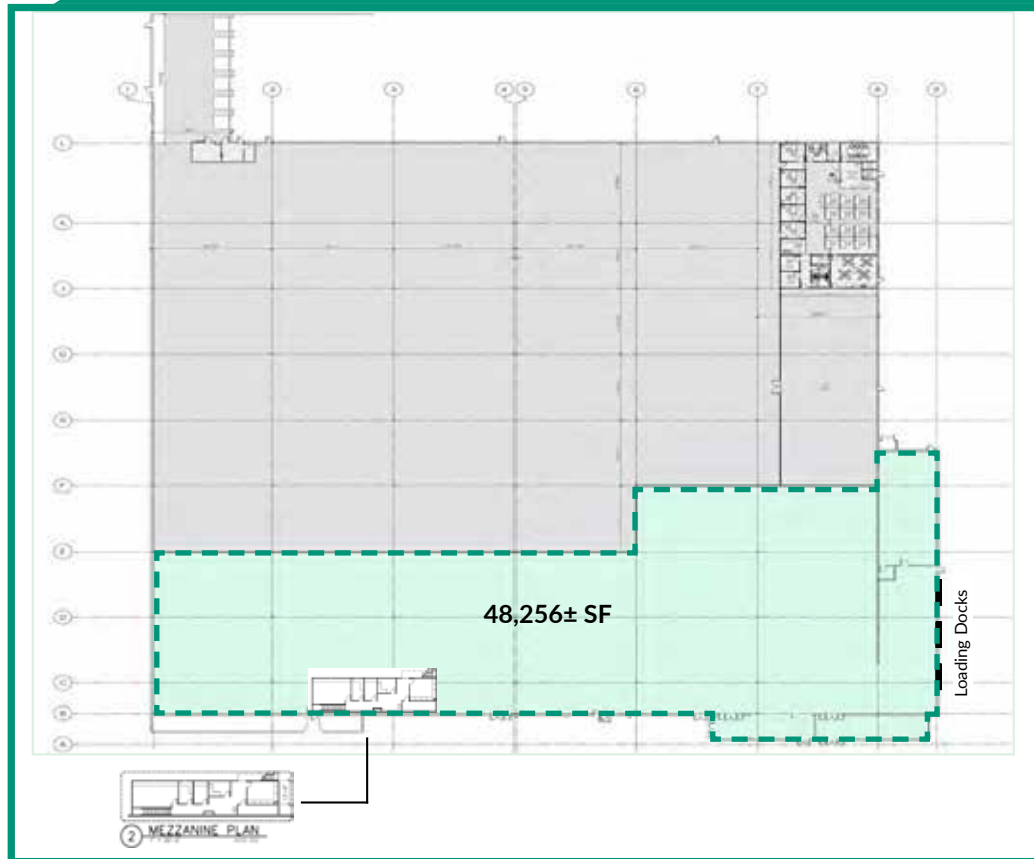
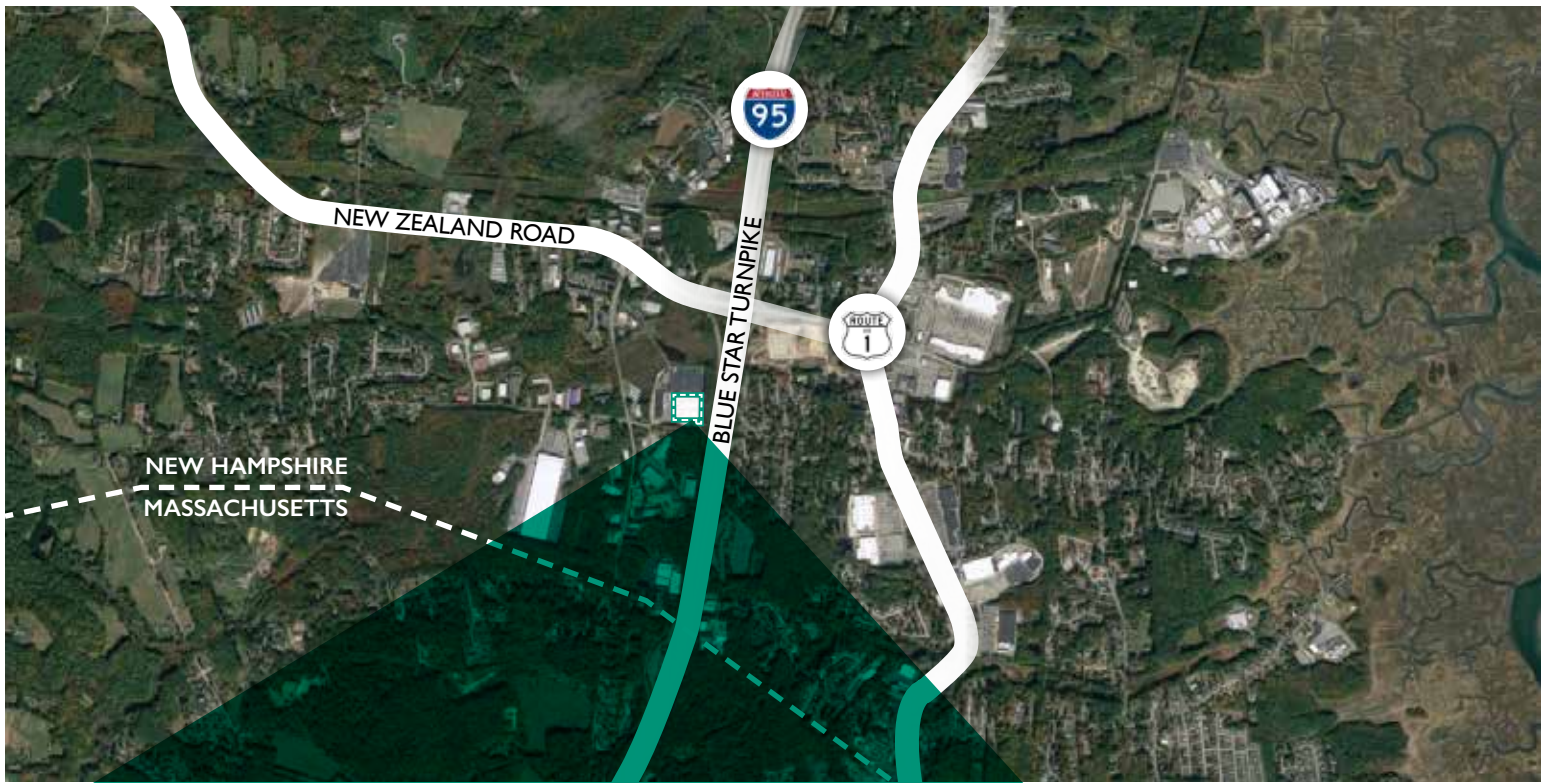
**FULLY AIR-CONDITIONED
HIGH-BAY WAREHOUSE
SPACE AVAILABLE**

BUILDING SPECIFICATIONS

BUILDING TYPE	Warehouse/Distribution
AVAILABLE SF	48,256 SF
BUILDING TOTAL SF	138,175 SF
LAND AREA	10 acres
YEAR BUILT	1992
LOADING	Three (3) tailboard height loading docks
CLEAR HEIGHT	22'-24'
PARKING	1/1,000 SF
POWER	3,000 amps/3-phase
ZONING	Industrial
UTILITIES	Municipal water/sewer
COLUMN SPACING	60'x40'
AVAILABILITY	Immediately
TERM	Thru March 2026



LINCOLN
PROPERTY
COMPANY



PROPERTY HIGHLIGHTS

- Up to 48,256 +/- SF available
- Less than .75 miles from Exit 1, Seabrook
- 1.0 mile from Massachusetts border
- Operating Expenses: \$2.05/SF
- Real Estate Taxes: \$0.73/SF

DISTANCE FROM

ME BORDER	15 MILES
MA BORDER	1.8 MILES
MANCHESTER, NH	38 MILES
BOSTON, MA	47 MILES
PROVIDENCE, RI	88 MILES
HARTFORD, CT	138 MILES

**LINCOLN
PROPERTY
COMPANY**

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