



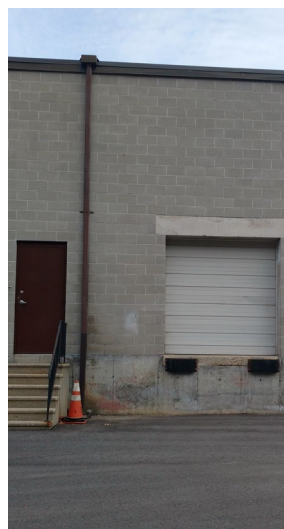
GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

INDUSTRIAL SPACE

SALEM NH

FOR LEASE



SF: 2,250 SF (footprint) of which 460 SF is demised into office and bathrooms

LOADING: Dock (8' x 8') straight body/van access only, no tractor trailer access to dock

ACCESS: Exits 1 & 2 Interstate 93 are 1 mile away (approx.)

HEIGHT: 18' clear

PARKING: 2 in front, 2 in rear, in common

SPRINKLER: Wet, ordinary hazard

ELECTRICAL: 120/208 V, 200A, 3 PH

UTILITIES: Septic, propane, municipal water

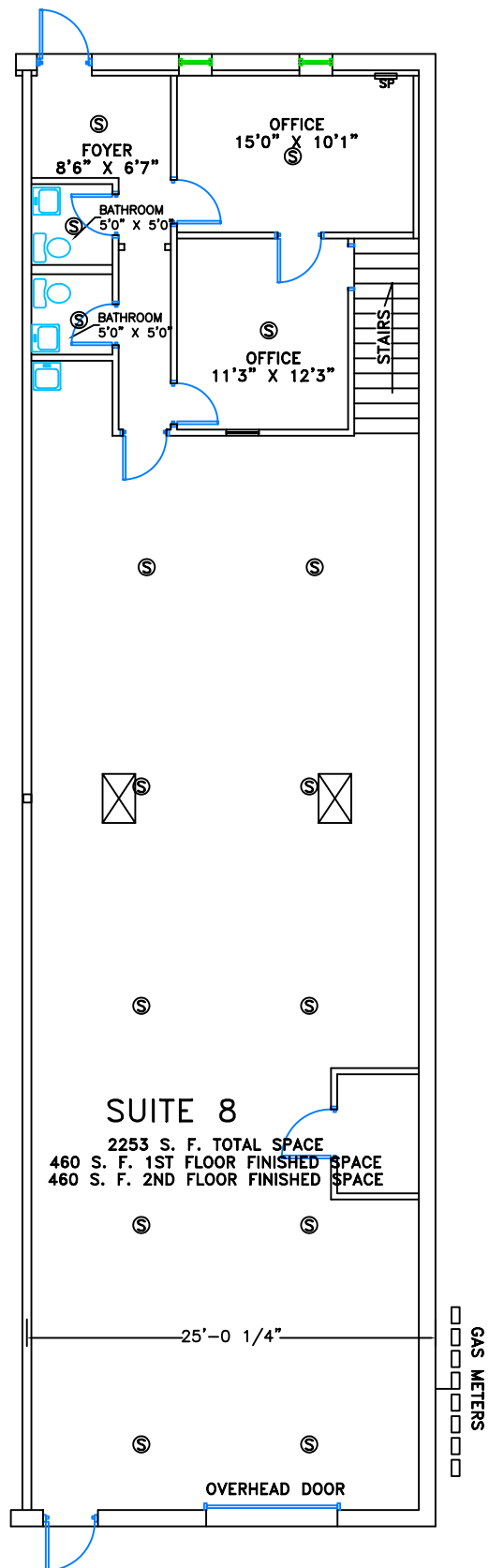
RENT: \$15.00 SF NNN

CAM/RE TAX: \$3.50 SF 2026 Est.

(approx. \$3,469/Mth Yr 1, not incl utilities)

COMMENTS: There is an additional 400 SF (of 2nd level office) not included in the above SF. Tenant to also pay for maint. of HVAC systems, at least 2x/year. Rent payable by ACH. 1st, last and Sec. Dep. Due upon lease execution.

This information is provided herein without warranty or representation of any kind what so ever. The information provided is subject to errors, omissions, change of price or terms, withdrawal without notice and any other conditions imposed by the property owner. All interested parties shall be solely responsible for investigating the property to their sole satisfaction.



SUITE 8
10-12 DELAWARE DRIVE
SALEM, N. H.
LOWER LEVEL