



GOODNOW REAL ESTATE SERVICES

Real Estate Consulting • Investment • Brokerage • Development Advisory Services

FOR LEASE WAREHOUSE / INDUSTRIAL SPACE

LOCATION: 7D Raymond Avenue, Salem NH

SF AVAIL: 12,569 SF (approx.)
-3,300 SF (approx.) of Office, bathrooms, kitchenette, 9' ceiling
-9,269 SF (approx.) of warehouse/production space

ACCESS: Exit 2, Interstate 93

YEAR BUILT: 1996/97



PARKING: 3.5/1,000 SF

CLEAR HEIGHT: 21'

ZONING: Comm/Ind B

WATER/SEWER: Municipal

CONSTRUCTION: Steel frame/brick and panel
Membrane roof, int. drained

HVAC: Office- Heat & AC
Ind.- Nat. Gas heat



Drive in

Docks

LOADING: (2) 9' x 10' dock doors w/levelers, (1) 9' x 10' drive in door

DIMENSIONS: 71' wide x 175' deep (approx.)
Bays are 25' x 30' (approx.)

ELECTRIC: 277/480V 3 Phase 600 Amps (size of service subject to confirmation)

SPRINKLERS: ESFR in industrial portion



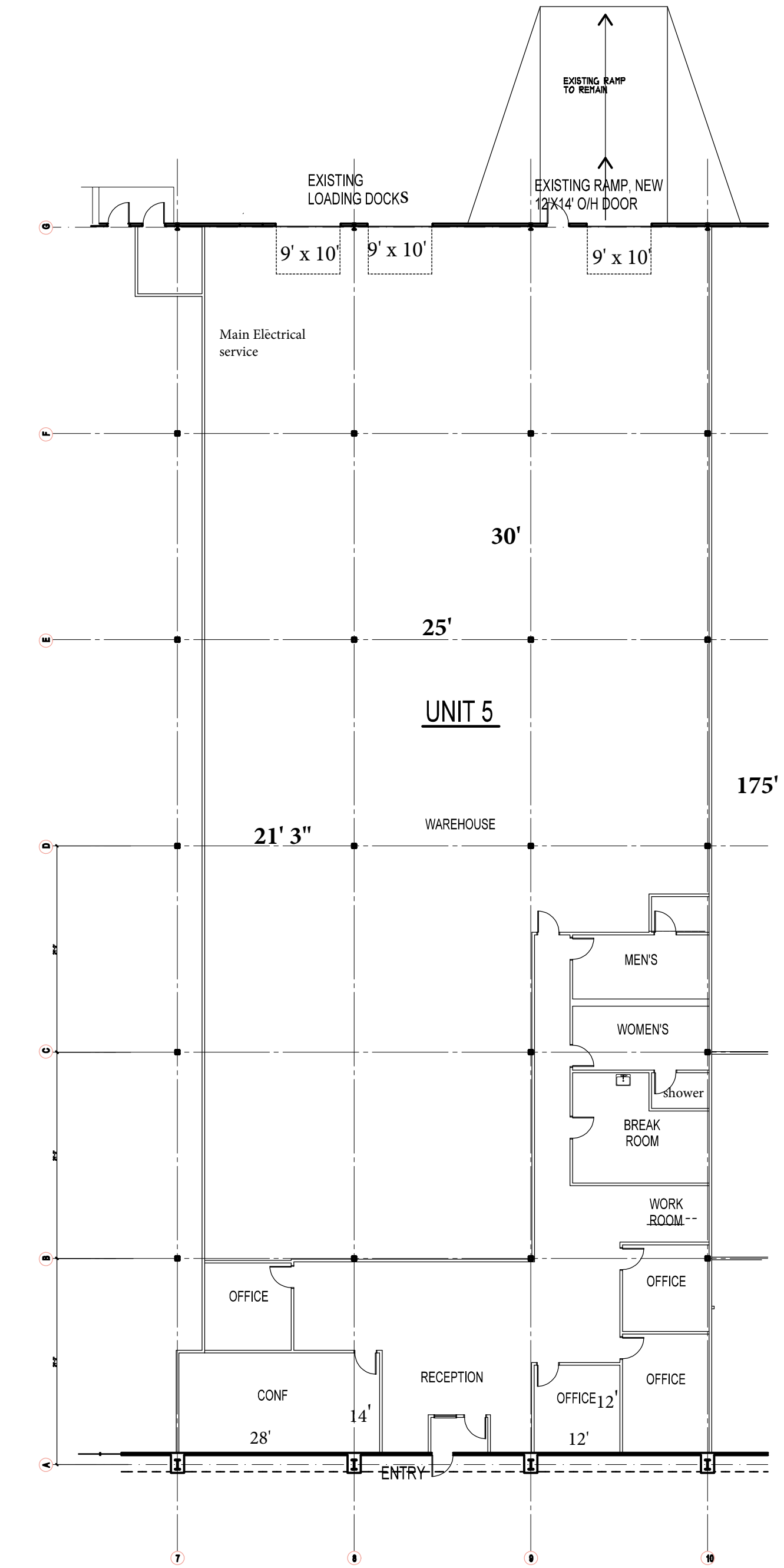
Conference Room



Front Entrance and Office Area

PRICE: \$13.00 SF NNN est. CAM/RE Tax for 2025 is \$3.30 SF
In addition, a HVAC Preventative Maintenance contract of .12/SF/Yr (est.)

The information provided is subject to prospective tenants independently verifying it. The Property owner and their representative(s) make no representations or warranties concerning this information.



7 RAYMOND AVE. SALEM NH BUILDING "D" UNIT #5