

FOR SALE OR LEASE > FLEX

Airport Area Flex Building

160 BOUCHARD STREET, MANCHESTER, NH 03103



We are pleased to present a 16,950± SF single-level flex building in the airport area of Manchester, NH. The space consists of office, production, and shipping/receiving areas, 3 restrooms, and 1 loading dock. 55± on-site parking spaces are available.

Site is serviced by public water/sewer and natural gas.

This site is located on the east side of the Manchester-Boston Regional Airport, with easy access to South Willow Street, Londonderry, I-293, Route 3/Everett Turnpike, and Route 28.



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160 BOUCHARD STREET | MANCHESTER, NH



Specifications > Flex Building

Building Type	Single-level flex building* *Part of a 2-unit condominium; each building is free-standing & owners share in operating expenses
Year Built	1979
Available SF	16,950±
Road Frontage	425' on Bouchard Street
Zoning	Industrial
Parking	55± on-site
Loading Dock	1
Clear Height	12'±
Utilities	Public water & sewer Natural gas HVAC
Electrical	600A; 208V; 3-phase
Sprinklers	Wet system
2019 NNN Expenses	\$2.31 PSF
2019 Taxes	\$24,176.51
Lease Rate	\$7.00 NNN
List Price	\$1,500,000

Contact Us

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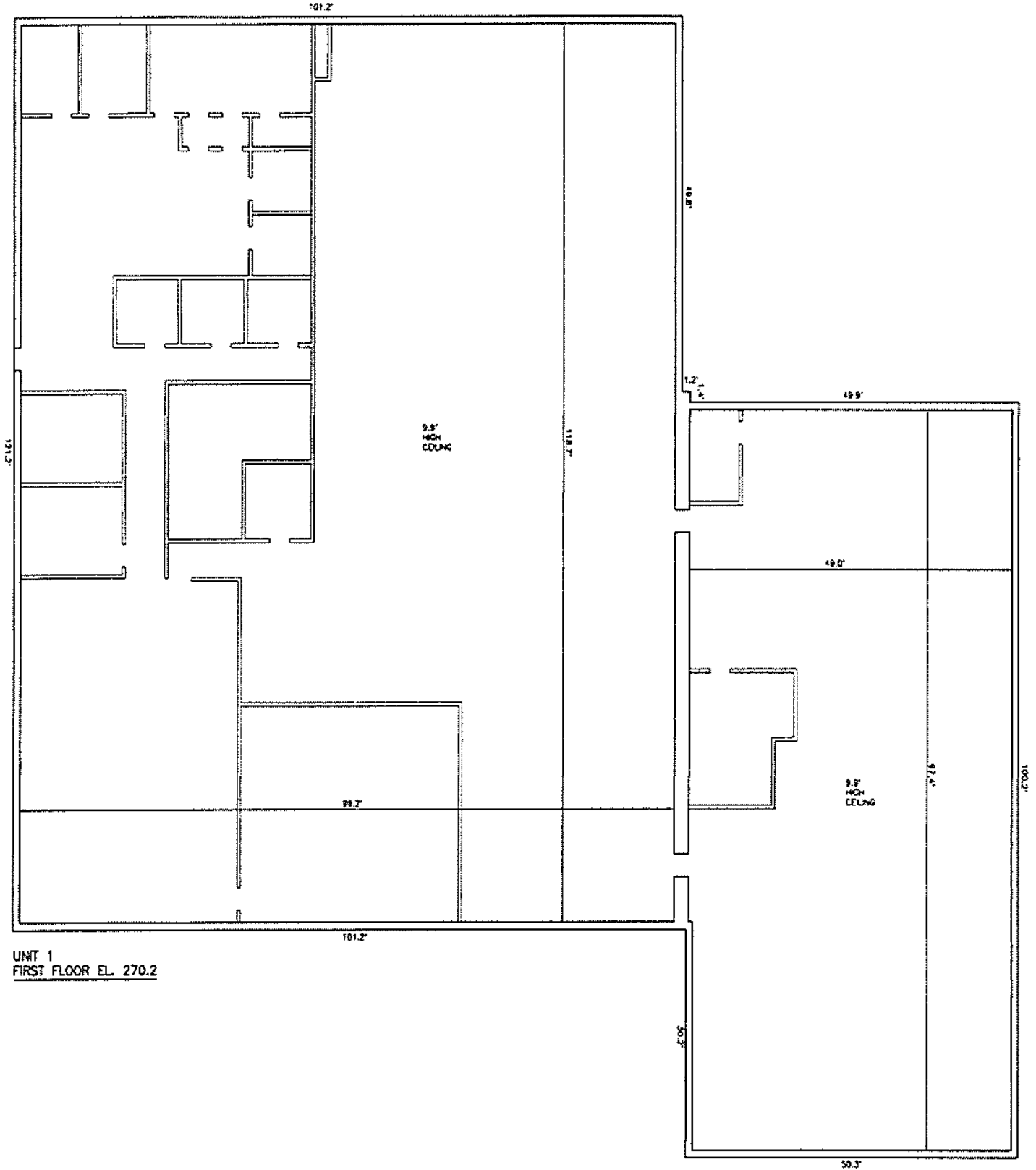
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Floor Plan

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NOT TO SCALE