

FOR SALE 100% LEASED

±6,921 SF INDUSTRIAL BUILDING

13 PROGRESS AVENUE
Nashua, NH



PROPERTY OVERVIEW

CBRE/New England is pleased to present the availability of 13 Progress Avenue, Nashua, NH for sale. The property is 100% leased through June 2019, with two options to renew.

13 Progress Avenue is comprised of a two-story building containing upper level office space and lower level industrial/storage space, along with an attached single-story industrial building utilized as a service shop. The combined buildings are approximately ±6,921 SF situated on 0.258 acres.

The service shop has two drive-in doors for easy loading. The building is serviced by municipal water and sewer, and is heated by gas. The exterior grounds are neatly landscaped and the back of the property is completely fenced in, offering parking for approximately 12 vehicles.

13 Progress Avenue is located on the Route 3 South corridor, less than 0.5 miles from the F.E. Everett Turnpike and within five miles of the Massachusetts border.

FEATURES

- + ±6,921 SF industrial building
- + 100% leased through June 2019
- + Fenced-in yard/storage area
- + Ideal for service shop
- + Quick and easy highway access
- + Five miles from the Massachusetts border

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±6,921 SF

INDUSTRIAL BUILDING

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13 PROGRESS AVENUE
Nashua, NH



PROPERTY SPECIFICATIONS

+ Total Building Size	6,921 SF	+ Outside Storage	Fenced-in yard
+ Lot Size	0.258 acres	+ Parking	±12 spaces
+ Building Type	Industrial	+ Access	F.E. Everett Turnpike, Exit 5
+ Zoning	Performance	+ Accessed Value	\$392,200
+ Utilities	Municipal water, sewer, natural gas and electric	+ Taxes (2016)	\$1.42/SF
+ Loading	Two drive-in doors	+ Sale Price	\$295,000



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