

FOR SALE OR LEASE >

# Industrial/Whse/Flex Building

5 HUDSON PARK DRIVE, HUDSON, NH 03051



Colliers International is pleased to present the availability of this 122,803± SF industrial/flex building on 5.24± acres for sale or lease located in Hudson, NH. The building features 9 loading docks, 2 drive-in doors, up to 15'2"± clear height in the warehouse area, and a wet sprinkler system. Financial information available upon request.

68,964± SF of office and production space is available for lease on 2 levels. The upper level consists of 5,000± to 28,709± SF of mostly open, low clearance production space, 4,919± SF of office space, and access to 2 loading docks. The lower level also contains low clearance production space and features 4 units ranging in size from 3,500± SF to 9,820± SF, which can be combined for a total of 35,336± SF of maximum contiguous space. The lower level provides access to 3 loading docks and 1 drive-in door.

Ideal commuter location, situated 7± miles from Exit 3, I-93 via Route 111 and 5.5± miles from Exit 2, Everett Turnpike.



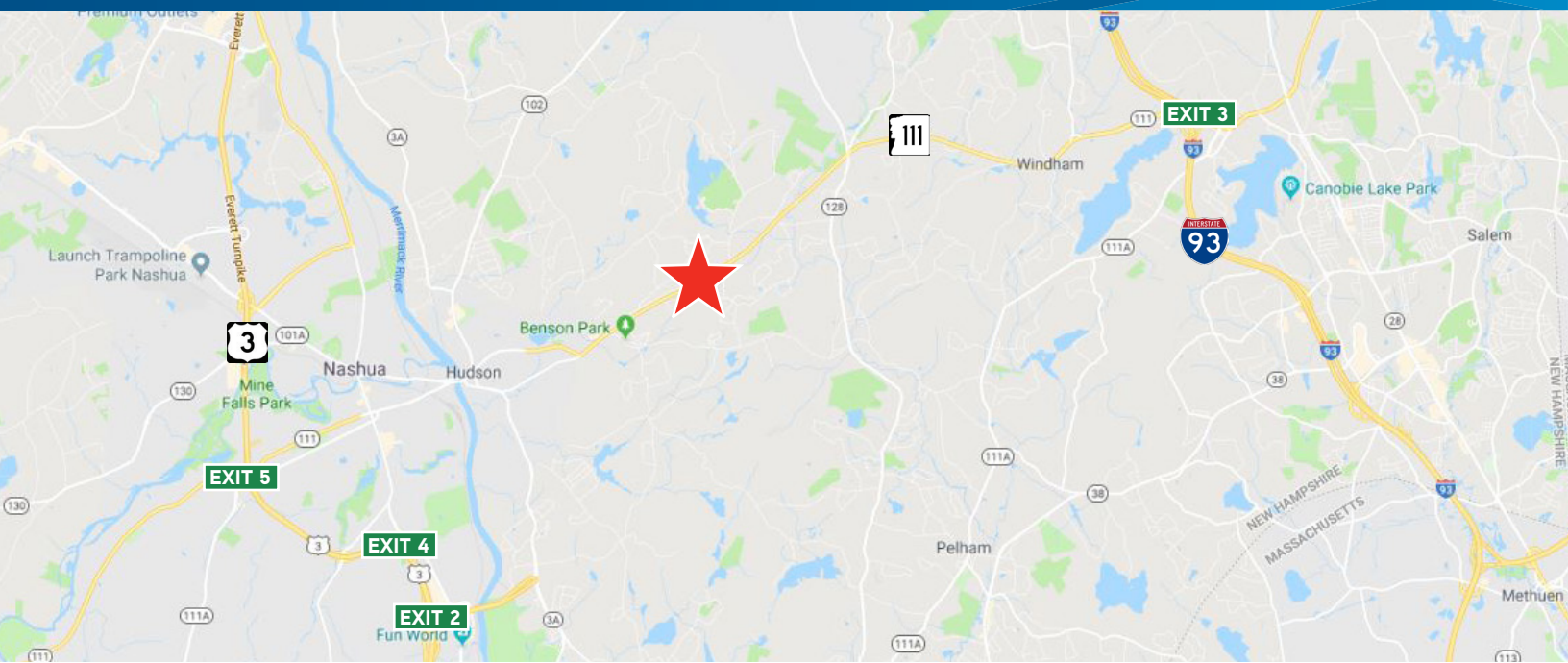
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## Specifications > Office/R&D/Industrial

|                        |                                                                                                              |
|------------------------|--------------------------------------------------------------------------------------------------------------|
| Building Type          | Industrial/warehouse/flex                                                                                    |
| Year Built             | 1976-1978                                                                                                    |
| Total Building SF      | 122,803±                                                                                                     |
| Lot Size               | 5.24± acres                                                                                                  |
| Available SF           | 3,500± to 68,964± (office & production space)                                                                |
| Parking                | Ample                                                                                                        |
| Loading Docks          | 9                                                                                                            |
| Drive-in Doors         | 2                                                                                                            |
| Clear Height           | Office: 8'±<br>Production: 9'8"±<br>Warehouse: 15'2"±                                                        |
| Utilities              | Municipal water & sewer<br>Natural gas fired hanging units in warehouse<br>HVAC in office & production areas |
| Electrical             | 1,600/400 amps; 480/277 volts; 3 phase                                                                       |
| Sprinklers             | Wet system                                                                                                   |
| Zoning                 | Industrial                                                                                                   |
| 2019 Est. NNN Expenses | \$1.94 PSF                                                                                                   |
| <b>Lease Rate</b>      | <b>\$4.95 to \$6.95 NNN</b>                                                                                  |
| <b>List Price</b>      | <b>\$8,900,000</b>                                                                                           |

## Contact Us

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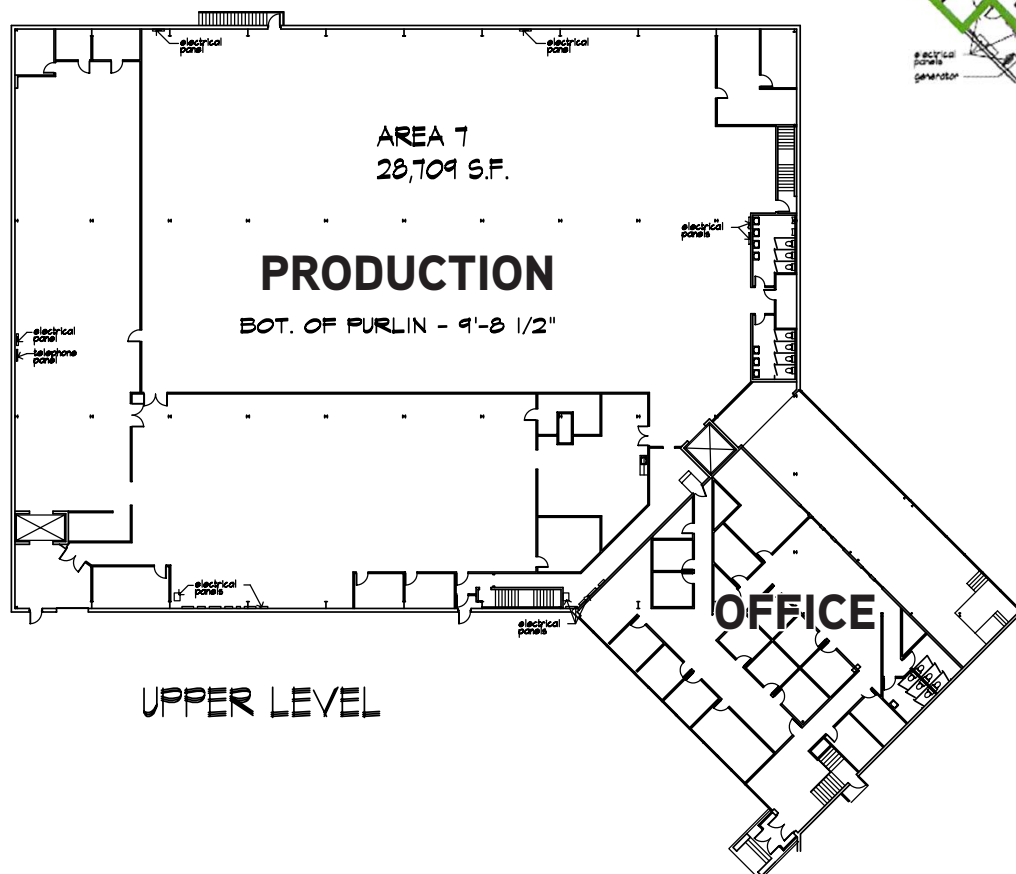
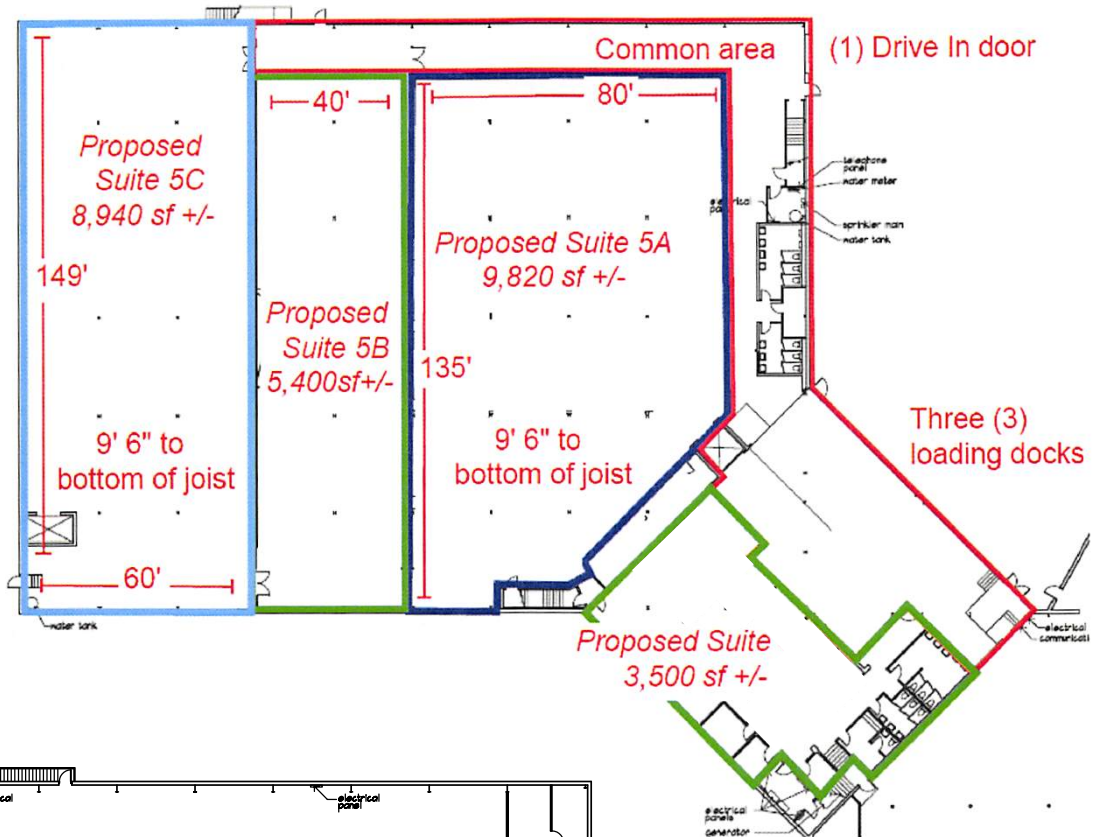


# Available Space

5 HUDSON PARK DRIVE, HUDSON, NH

**Colliers**  
INTERNATIONAL

## LOWER LEVEL



## UPPER LEVEL