

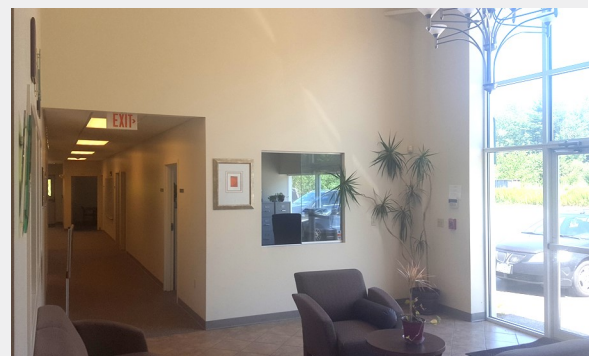
**Free Standing
Office/Warehouse
Building for
Sale or Lease**



93 Ledge Road

Seabrook, NH

Quality free standing office/ flex Industrial building situated on a 1.4± Acre lot. Rare opportunity to lease or buy a single story 10,500± SF building in the low tax, border town of Seabrook, NH. Quick access to Rt. 95 and Massachusetts and Maine borders. Currently mostly finished as office (6,543± SF office, 1,944± SF, warehouse 2,013± SF production space) but has 18' clear height which could allow for more warehouse if desired.



Property Features

- 10,500 ± SF
- Year Built: 2008
- Heat Type: FHA
- Heat Source: Gas
- Water/Sewer: Public
- Loading Dock: 1
- Clear Height: 18'
- 1.4 ± Acres
- Zoning: Industrial/Office

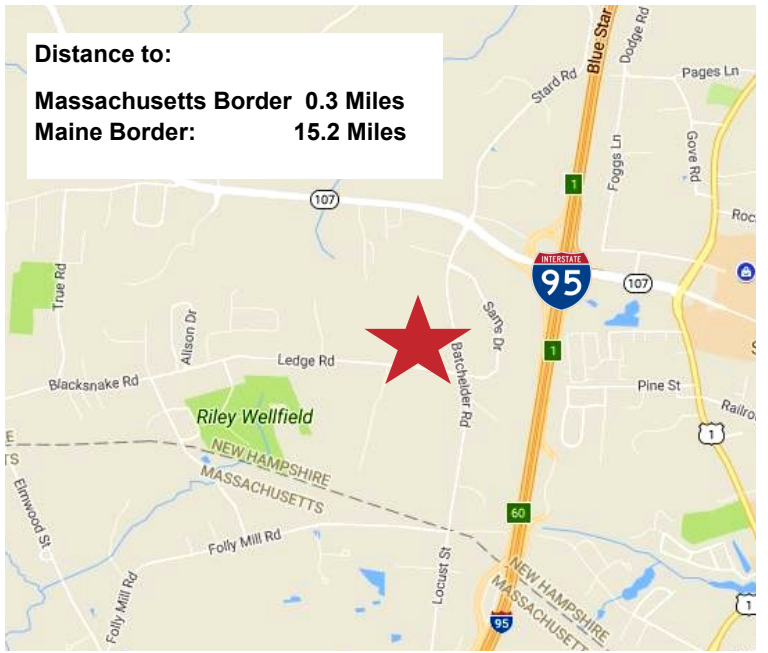
[Click here for more information.](#)

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**93 LEDGE ROAD
SEABROOK, NH**



SALE PRICE
\$1,300,000

LEASE RATE
\$11/SF NNN
Taxes: \$1.26/SF (2016)