



For Lease

Manufacturing/ Warehouse Building

Doug Martin

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48 Ryan Road Bow, NH

Property Highlights

- Fully renovated in 2021, this 13,825± SF standalone industrial building has a large paved outdoor laydown area; pricing for outdoor storage TBD
- Features include up to 22' clear height and 1 drive-in door; 1 loading dock could be added if needed
- 800A, 240/480V, 3 phase power
- Office can be built out to serve Tenant's needs
- Neighboring site is fully approved for additional laydown space or up to a 10,000± SF building
- Located right off Route 3A and just minutes from I-93

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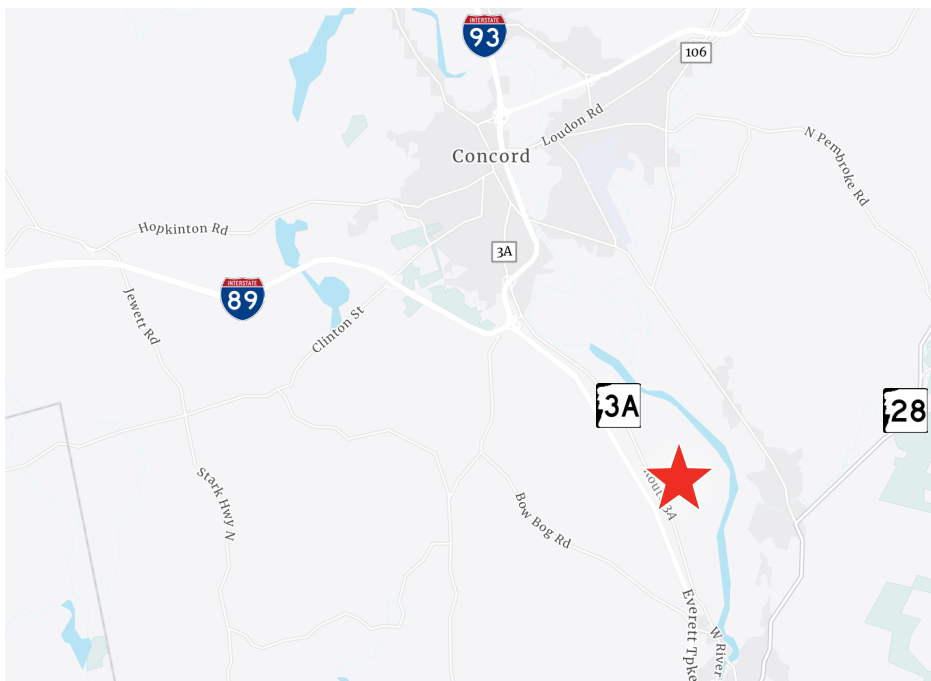
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Specifications

Address:	48 Ryan Road
Location:	Bow, NH 03304
Building Type:	Warehouse/manufacturing
Year Built/Renovated:	2001/2021
Total Building SF:	13,825±
Available SF:	13,825±
Floors:	1
Utilities:	Well water & private septic Radiant propane heat
Zoning:	Industrial
Clear Height:	22'±
Drive-in Door:	1
Loading Dock:	1 can be added
Power:	800A; 240/480V; 3 phase
2022 NNN Expenses:	\$3.35 PSF • CAM: \$1.95 • Taxes: \$1.40
Lease Rate:	\$12.00 NNN



Locator Map



Contact us:

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