

Available



For Lease

Office/Flex/R&D Space

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460 Amherst Street Nashua, NH

Property Highlights

- 13,776± SF available in a single story versatile building well-suited for a variety of uses such as office, R&D, warehouse, and light assembly
- 2,966± SF of office space includes reception, kitchenette, interior bathrooms, offices and large conference/training rooms
- 10,810± SF of warehouse space with 1 loading dock and 14'± clear
- Ideally situated at a signalized intersection on Route 101A/Amherst Street, boasting 43,063± VPD per the NHDOT 2019
- Located only a mile from Exit 8 off Route 3/Everett Turnpike, close to the Nashua airport, major transportation arteries, and all of Amherst Street's amenities, which include retail services, fitness centers, hotels, and restaurants

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For Lease



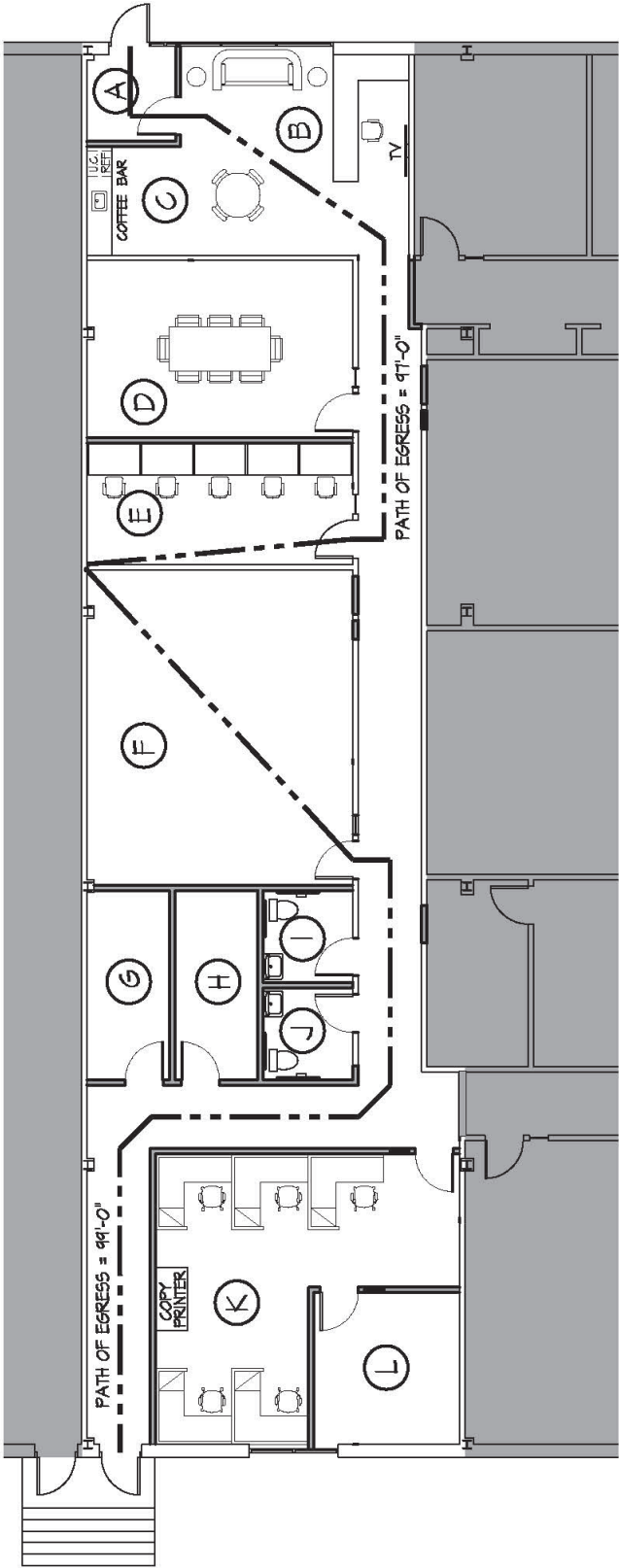
Specifications

Address:	460 Amherst Street
Location:	Nashua, NH 03063
Building Type:	Office/Flex/R&D
Year Built:	1979
Total Building SF:	83,465±
Available SF:	Office: 2,966± Warehouse: 10,810± Contiguous: 13,776±
Clear Height:	14'±
Loading Dock:	1
Power:	3 phase
Utilities:	Municipal water & sewer Natural gas
Zoning:	Airport Industrial
Parking:	Ample
2022 NNN Expenses:	\$3.57 PSF
Lease Rate:	Office: \$14.00 NNN Warehouse: \$13.00 NNN



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Office Floor Plan



- | | | | | | |
|-------------------|------------|----------------------|----------------|----------------------|--------------------------|
| (A) = 7'-6"x7' | AIRLOCK | (E) = 9'-7"x21' | OLL. ATTENDEES | (I) = 7'-3"x7'-1" | UNISEX |
| (B) = 16'-6"x18' | RECEPTION | (F) = 24'-11"x21'-0" | CLASSROOM | (J) = 7'-3"x7'-1" | UNISEX |
| (C) = 8'-7"x7'-5" | BREAKROOM | (G) = 14'-11"x6'-6" | OLL. DELIVERY | (K) = 22'-11"x24'-0" | OPEN AREA |
| (D) = 14'x21' | CONFERENCE | (H) = 14'-11"x6'-6" | I.T. | (L) = 11'-6"x12'-10" | OFFICE |
| | | | | | (5) 6'-0"x6'-0" CUBICLES |

OPTION NO. 1B: CURRENT LOCATION

NEW HORIZONS: PROPOSED PLAN

460 AMHERST ST., NASHUA, NH

A-1B

NO SCALE

DATE: 06-13-19

36" ACCESS AT ALL SIDES OF BOILER

BOILER

COMP

EX 401

NEW 8'x8' OVERHEAD DOOR

PALLET JACK

FORK TRUCK

EX 402

1-6" BETWEEN TANKS AND WALL

9" BETWEEN TANKS

30" BETWEEN TANKS AT EVERY OTHER TANK

WATER SHUT-OFF

CO2 SYSTEM

5' AISLE

6'-6" AISLE

36" AISLE

10' AISLE

DE-PALLETIZER

LABELER

OFFICE

OFFICE

REACH-IN COOLER

BEER TAPS

SERVING COUNTER

EX 404

EX 403

48" ADA APPROACH

NEED TO INSTALL A MOP BASIN SOMEWHERE

EP EP

CAN'T STACK PALLETS IN FRONT OF ELECTRIC PANELS

10,810 SF

1/8" = 1'-0"

NORTH

— FLOOR PLAN — 10,810 SF
— 1/8" = 1'-0"

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OPT 1

SHEET 1 OF 1

OPTION 1
PLAN
@
1/8" = 1'-0"

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