

# 12 Executive Drive

## 12 Executive Dr , Hudson, NH 03051

Listing ID: 9701723  
 Status: Active  
 Property Type: Industrial For Lease  
 (also listed as Office)  
 Industrial Type: Flex Space, Manufacturing  
 Contiguous Space: 17,550 SF  
 Total Available: 17,550 SF  
 Lease Rate: \$6.25 PSF (Annual)  
 Base Monthly Rent: \$9,140  
 Lease Type: NNN  
 Loading: 2 Docks  
 Ceiling: 18 ft.  
 Office SF: 1,800 SF  
 Drive-In Bays: 1 Bay



### Overview/Comments

76,000+/- square foot facility is situated on 8 acres of beautifully landscaped, industrial zoned land and offers a mix of office, high-tech / manufacturing and warehouse space. The building is easily divisible for multiple tenants and offers flexible floor plans. The building is fully air conditioned with new HVAC units and new roof. 353 parking spaces.

Sagamore Industrial Park has recently been designated by the New Hampshire Division of Economic Development as an Economic Revitalization Zone. This program makes tax credits available to companies that locate or expand within the park.

### More Information Online

<http://www.newenglandcommercialproperty.com/listing/9701723>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	2	Building Name:	12 Executive Dr
Industrial Type:	Flex Space, Manufacturing, Light Industrial, Research & Development, Warehouse/Distribution	Building/Unit Size (RSF):	76,000 SF
Zoning:	INDUSTRIAL	Land Area:	8.03 Acres

### Available Space

Suite/Unit Number:	Whse /Ofc	Real Estate Taxes:	\$1.35 PSF (Annual)
Suite Floor/Level:	1	Operating Expenses:	\$3.05 PSF (Annual)
Space Available:	17,550 SF	Rent Escalators:	Index Lease
Minimum Divisible:	17,550 SF	Conference Rooms:	1
Maximum Contiguous:	17,550 SF	Offices:	6
Space Subcategory 1:	Manufacturing	Office SF:	1,800 SF
Space Subcategory 2:	Industrial-Business Park	Parking Spaces:	80
Space Type:	Relet	Loading Docks:	2
Date Available:	12/08/2017	Drive In Bays:	1
Lease Rate:	\$6.25 PSF (Annual)	Ceiling Height:	18
Lease Type:	NNN	Clear Height:	18

Space Description The available space consists of 1,800 SF office space and 15,750 SF warehouse space with two loading docks and 1 drive-in door. Private bathrooms. NNNs include real estate tax.

### Building Related

Tenancy:	Multiple Tenants	Office Space SF:	1,800 SF
Total Number of Buildings:	1	Property Condition:	Excellent
Number of Stories:	1	Year Built:	1982

Construction/Siding:	Steel Frame	Volts:	480
Parking Type:	Surface	X-Phase:	3
Total Parking Spaces:	353	Heat Type:	Natural Gas
Column Spacing:	24' x 37'6"	Air Conditioning:	Engineered System
Amps:	2,000		

### Land Related

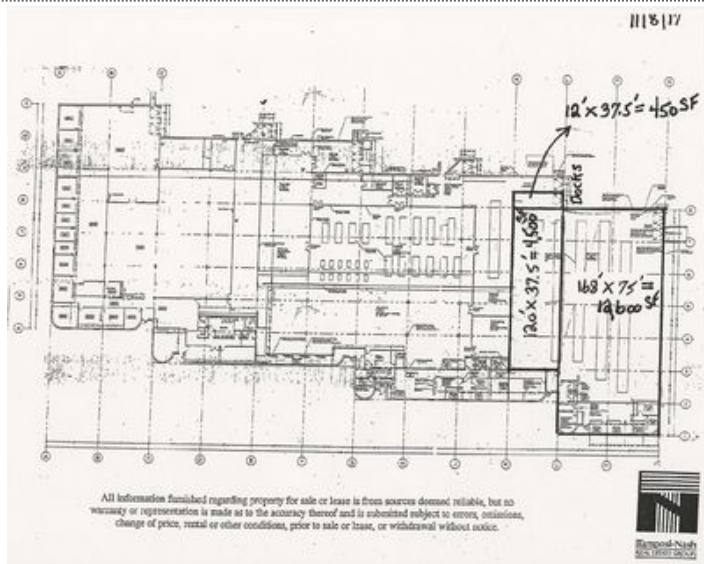
Zoning Description:	Industrial
Water Service:	Municipal
Sewer Type:	Municipal

### Location

Address:	12 Executive Dr , Hudson, NH 03051
County:	Hillsborough
MSA:	Manchester-Nashua



### Property Images



12 Executive Drive 17,550 SF

## Property Contacts

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