

FOR LEASE

FLEX INDUSTRIAL SPACE

22 MARIN WAY :: STRATHAM, NEW HAMPSHIRE



**FOR MORE
INFORMATION**

Christian Stallkamp

Associate

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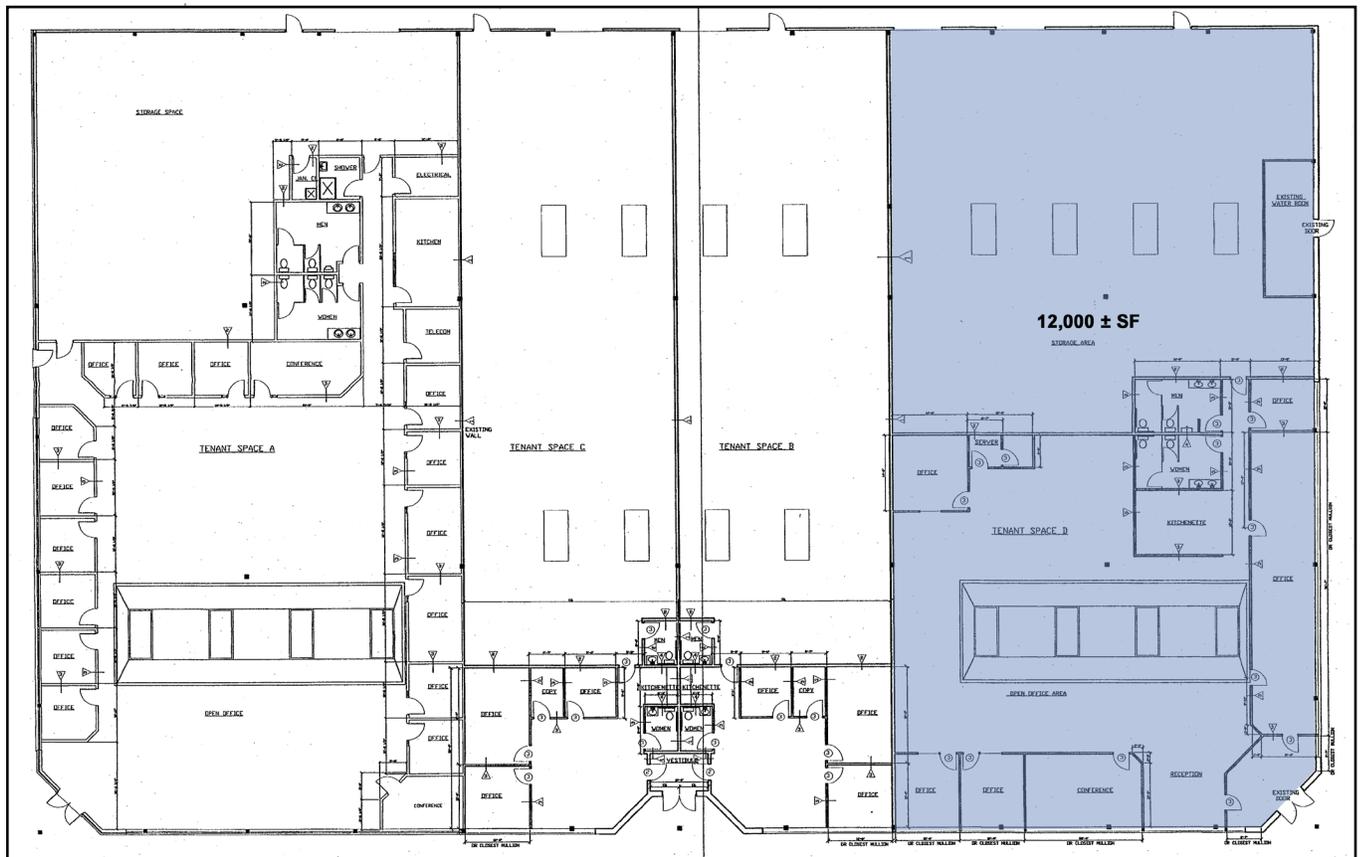
ABOUT THE PROPERTY

CBRE | Portsmouth is pleased to present the availability of 12,000 ± SF of flex industrial space for lease. This corner unit allows ample light to flow in the office area which is further enhanced by a row of sky lights. The building offers 18' clear heights in the warehouse area and ample on-site parking.

Located in the Stratham Industrial Park at the corner of Route 101 and I-95 which is immediately off exit 12 of Route 101. The Stratham Industrial Park is considered to be one of the best parks north of Boston. Access to Portland, Maine, Portsmouth, New Hampshire and Boston, Massachusetts are within a one hour driving distance. Other tenants in the Park include Lindt, Timberland, Bauer and Liberty Mutual.

For more information or to arrange a tour of the property contact Christian Stallkamp at 603.570.2696 or via e-mail to cstallkamp@cbre-portsmouth.com.

FLOOR PLAN



SPECIFICATIONS

| | |
|-----------------------------|-----------------------------|
| Total Building Size: | 36,000 ± SF |
| Available Space: | 12,000 ± SF |
| Availability: | Immediate |
| Land Area: | 5.54 ± acres |
| Year Built: | 2000 |
| Zoning: | Industrial |
| Loading: | Two (2) loading docks |
| Ceiling Height: | 18' |
| Heat: | Natural gas, forced hot air |
| Parking: | Ample |
| Air Conditioned: | In office area only |
| Electricity: | 400 amp/3 phase |
| Data: | T-1 to the building |
| Floor Plans: | Available upon request |
| Water/Sewer: | Public |
| Sprinkler: | Wet system |
| Rest Rooms: | Men's/Women's |
| Asking Lease Rate: | \$7.95/SF NNN |
| NNN: | \$2.84 (Estimated for 2014) |



OFFICE AREA



WAREHOUSE AREA

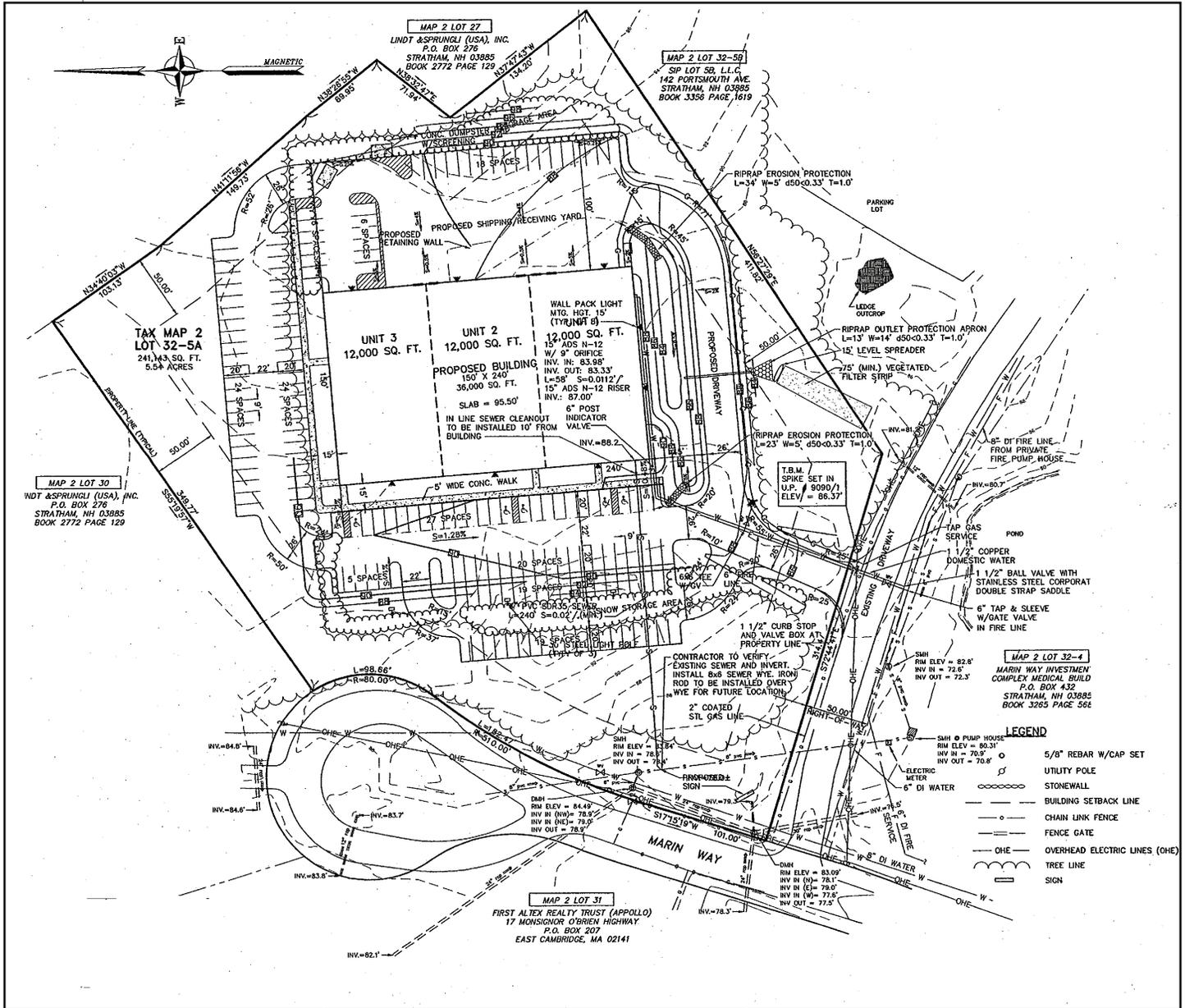


LOADING DOCKS

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