

FOR LEASE

645 Harvey Road



**Manchester
NH, 03103**



**148,370
Square Feet
Sub-Dividable**

Brady Sullivan Properties is pleased to present "For Lease" 645 Harvey Rd. in Manchester, NH. This 148,370 +/- square foot facility is located in the foreign trade zone at the Manchester Airport. The facility sits on 10 acres and offers a mixed use of office / R & D / Light Assembly and warehouse space.

The building is easily divisible and can accommodate users from 10,000 SF. Located off I-293, the site is easily accessible via exits 1 or 2 and thirteen minutes from I-93 and the Everett Turnpike. This location offers numerous amenities that include The Mall of NH, hotels, restaurants, banks and childcare facilities.

For more information,
please contact:
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Brady•Sullivan Properties
670 Commercial Street, Suite 303
Manchester, NH 03101
Fax: 603-622-7342
www.bradysullivan.com

(Brady Sullivan Properties offers turn-key, custom design fit-up.)



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Specifications

Building Area:	148,370 +/- square feet
Land Area:	10.04 acres
Zoning:	Industrial
Year Built:	1970-1982 - renovated 1980, 1994
Stories:	Two
Construction:	Steel frame, split-rib CMU and metal panel siding
Roof:	Building 1, 2 and 3 - single-ply non-ballasted firestone EPDM membrane Building 4 - Stone ballast 1981
Ceiling Height:	8' - 16'
Loading:	Tailgate
Elevator:	5,000 lb. freight
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	PSNH
Parking:	330 spaces
HVAC:	Heat/cool via rooftop units
Fire Safety:	Wet sprinkler system throughout
Generator:	Catepillar SR-4 194 KVA, 155KW

Rental Rate: From \$5.50/sf NNN

This brochure is subject to errors, omissions, change of price, rental or other conditions.

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