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:

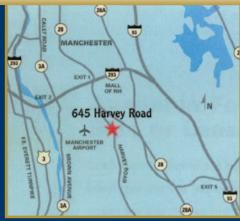
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Brady•Sullivan Properties 670 Commercial Street, Suite 303 Manchester, NH 03101 Fax: 603-622-7342 www.bradysullivan.com



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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: Steel frame, split-rib CMU and metal panel siding 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 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.

For more information, please call: 603-622-6223



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