

FOR LEASE | OFFICE/RETAIL SPACE

2064 WOODBURY AVENUE, NEWINGTON, NH 03801



PROPERTY DETAILS

The available space consists of 3,605 \pm SF and can be customized to meet a tenant's requirement. This location is ideal for medical users including dentists, opticians and physical therapists, or would be perfect for a small fitness studio! Space can be subdivided into 893 \pm SF, 1,000 \pm SF or 1,556 \pm SF suites.

Easily accessible from Woodbury Avenue and directly off I-95 and the Spaulding Turnpike. Strategically located close to the Pease Tradeport and within walking distance to the Mall at Fox Run and The Crossings at Fox Run. A tenant will enjoy all the amenities of this premier shopping and dining area.

- Easily accessible
- Plenty of on-site parking
- Suitable for many office or retail uses
- Convenient location
- Close to Pease Tradeport and area shopping
- Subdividable to 893 \pm SF, 1,000 \pm SF or 1,556 \pm SF

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AVAILABLE SPACE	3,605 ± SF Sub-dividable to 893 ± SF, 1,000 ± SF or 1,556 ± SF	SPRINKLER	Wet system
LANDLORD	Urstadt Biddle Properties Inc.	HVAC	Gas-forced hot air
BUILDING SIZE	102,078 SF±	PARKING	Ample on-site parking
LAND SIZE	14.29 ± acres	GENERATOR	No generator on-site
FLOOR	First floor	DATA	T-1
AGE	1977 with recent updates	LEASE RATE	\$14.00/SF NNN
WATER/SEWER	Public	ESTIMATED NNN EXPENSES	CAM: \$4.64/SF & Taxes: \$0.88/SF
ZONING	Commercial	TENANT'S DIRECT EXPENSES	Utilities and interior janitorial

CONTACT US



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