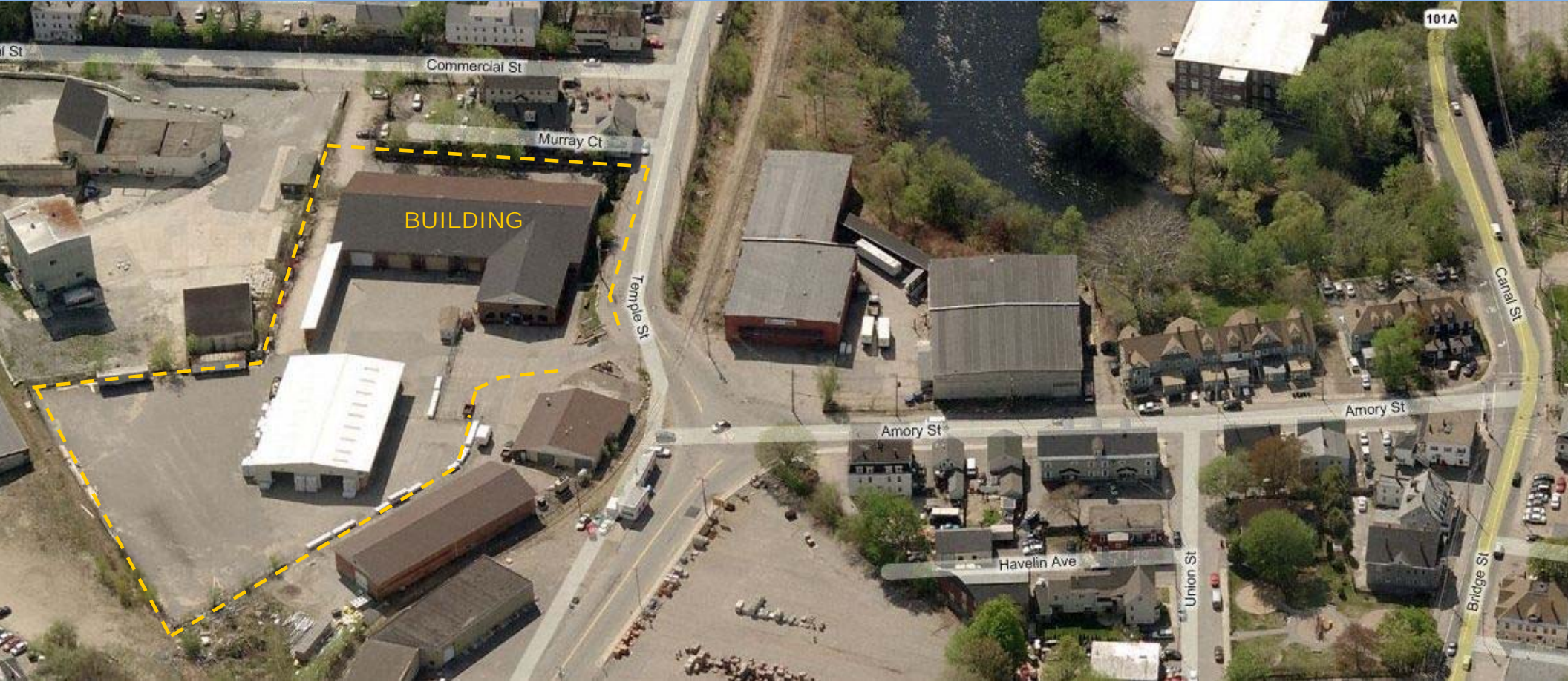


FOR LEASE: Office/Showroom & Storage Warehouse

145 Temple Street, Nashua, NH



FOR LEASE 145 Temple Street Nashua, NH

Office/Showroom Space: 5,400 ± SF
Unheated Storage Warehouse: 16,000 ± SF

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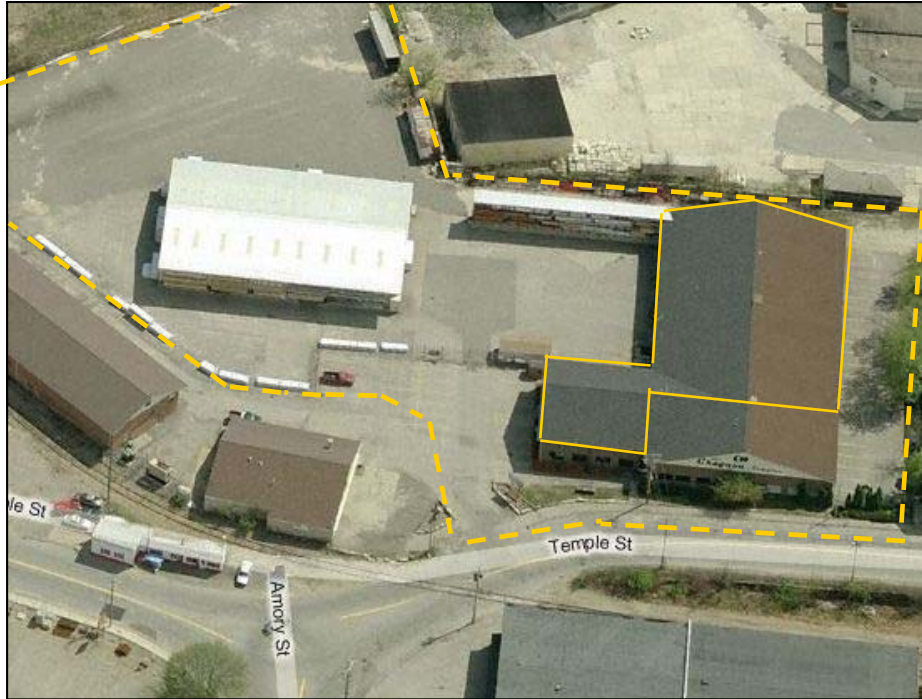
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FOR LEASE: Office/Showroom & Storage Warehouse

145 Temple Street, Nashua, NH



145 Temple Street is an office/storage warehouse facility located in downtown Nashua with excellent exposure fronting on Temple Street.

The building was originally built by and for Chagnon Lumber and later leased to another lumber company. Vear Commercial Properties, Inc. is pleased to now offer 145 Temple Street for lease.

There is currently 16,000 ± square feet of unheated, warehouse space available for lease offering four overhead drive-in bays -- perfect for a user requiring secure, indoor storage. The site also allows for ample, outdoor storage (estimated outlined area).

Adjacent to the warehouse, Showroom I is available and offers 3,600 ± square feet of showroom floor plus an additional 1,800 ± square foot, second story office mezzanine.

145 Temple Street, Nashua, NH

Total Building Size: 27,400 ± SF
Available Sq. Ft.: Divisible into various incremental sizes;
5,400-21,400± SF (see sketch below)
Year Constructed: 1983
Total Acres: 4 ± Acres
Zone: General Industrial
Shipping Access: 4 overhead drive-in bays
Utilities: Electric (PSNH)
HVAC (showroom): Gas heat (forced hot air) / AC

For Lease

Storage Warehouse (unheated)

16,000 ± SF

Office/Showroom - Space I

5,400 ± SF

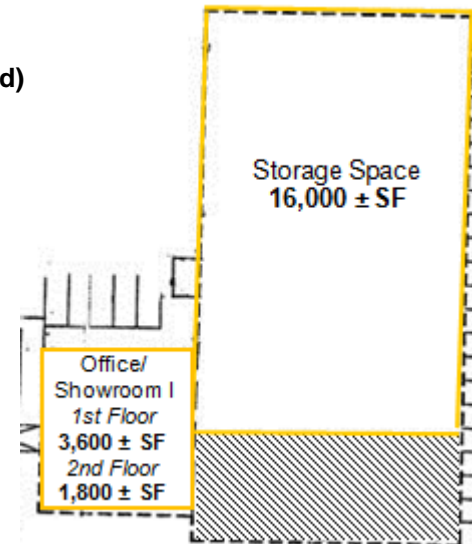
Lease Rates

Storage Warehouse

\$4.00 psf + electric

Showroom Space

\$8.00 psf + heat & electric



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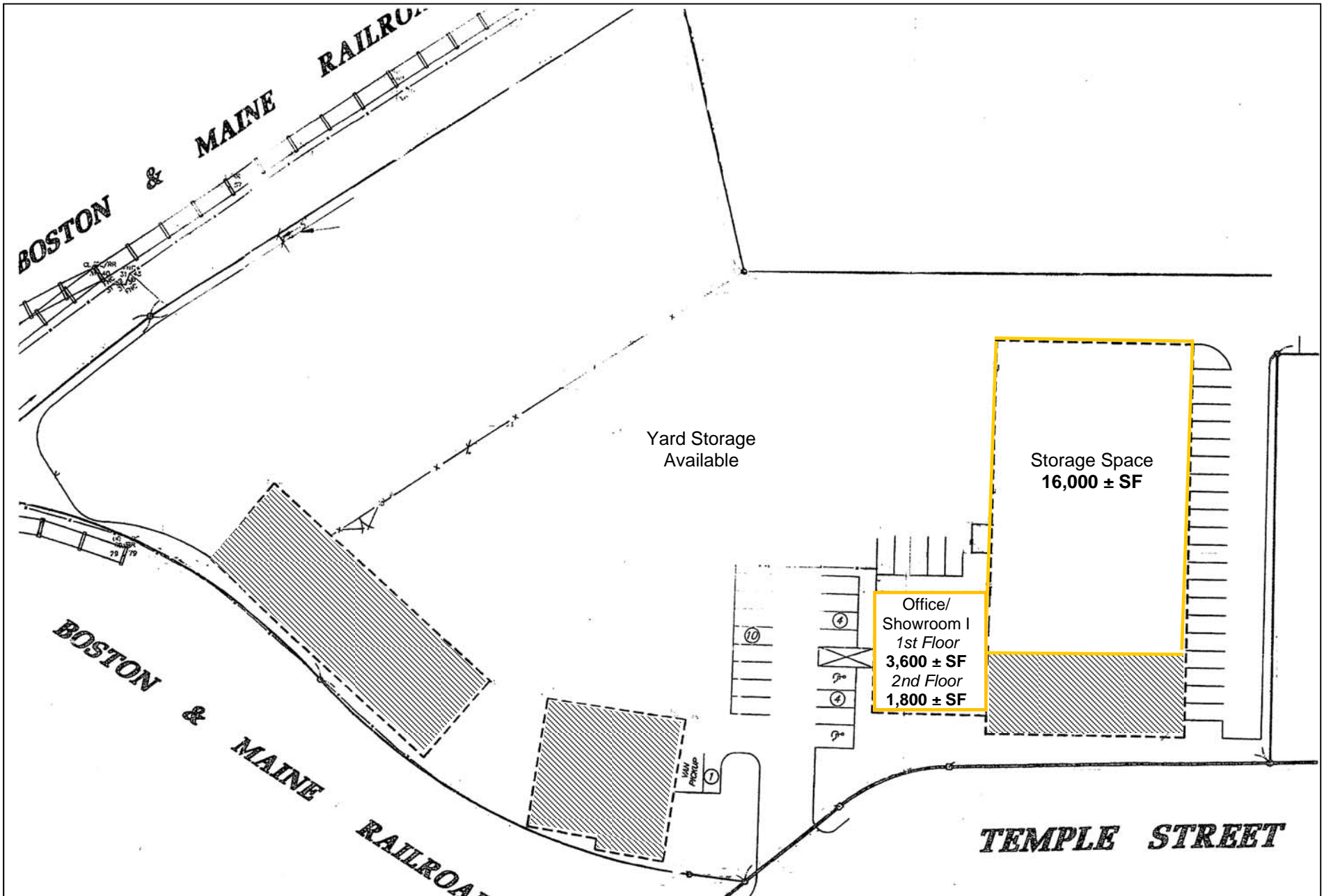



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The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intended use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.



 Unavailable