

FOR LEASE

17 & 19 Clinton Drive, Hollis, NH

Warehouse/Manufacturing



17 Clinton Drive, Hollis, NH

**Warehouse/Distribution
Manufacturing Space**

AVAILABLE FLEX UNIT

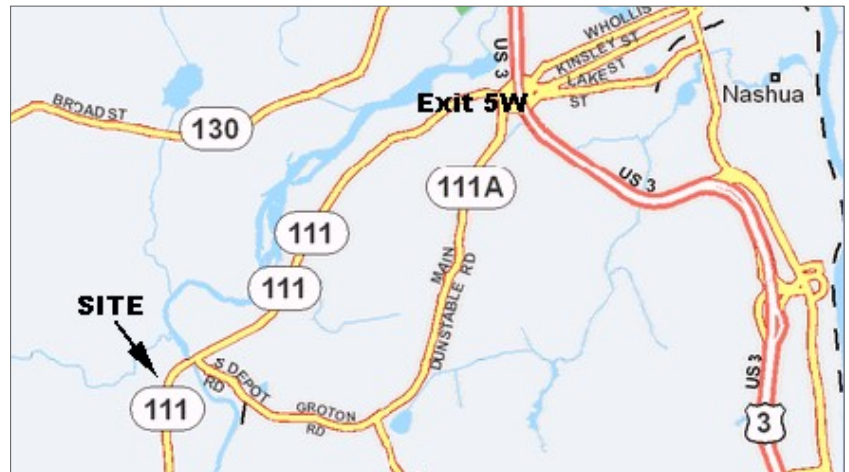
17 CLINTON DRIVE, HOLLIS, NH

Unit A: 3,500 ± SF

End unit. Front office/showroom area,
Rear warehouse w/ drive-in bay

17 & 19 Clinton Drive are multi-tenanted flex/industrial buildings located in an established industrial/office park only a short 4 miles to major highway access/ Nashua, NH and only two miles to the Massachusetts border.

The buildings share a quiet, campus like setting with professionally managed and maintained grounds.



17 & 19 Clinton Drive are located only 4 miles from the Everett Turnpike (Exit 5W), off NH State Route 111 and less than two miles from the MA border.

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FOR LEASE
17 & 19 Clinton Drive, Hollis, NH

Warehouse / Manufacturing

PROPERTY	17 & 19 CLINTON DRIVE HOLLIS, NH
TOTAL BUILDING SIZE	51,370 ± SF (17 & 19 CLINTON DR)
DEMISED UNITS	17 CLINTON DRIVE: 6 19 CLINTON DRIVE: 6
CONSTRUCTION YEAR	1985-86
CONSTRUCTION	STEEL FRAME FLAT, MEMBRANE ROOF
LAND AREA	6.03 ± ACRES
HVAC	A/C & LP GAS FIRED UNIT, FHA DUCTED IN OFFICE. LP GAS FIRED OVERHEAD HEATERS IN WAREHOUSE
WATER/SEWER	PRIVATE WELL & ON-SITE SEPTIC

AVAILABLE SPACE

17 CLINTON DRIVE, UNIT A

UNIT:	A
AVAILABLE SF	3,508 ± SF
LAYOUT	SINGLE-STORY, END UNIT WITH FRONT OFFICE AREA AND REAR WAREHOUSE
ELECTRIC	TBD
SHIPPING	ONE DRIVE-IN BAY
LEASE RATE	\$11.25 PSF NNN
PASS THRU	\$3.47 ± PSF (CAM: \$2.80 PSF 2024 TAXES: \$0.67)



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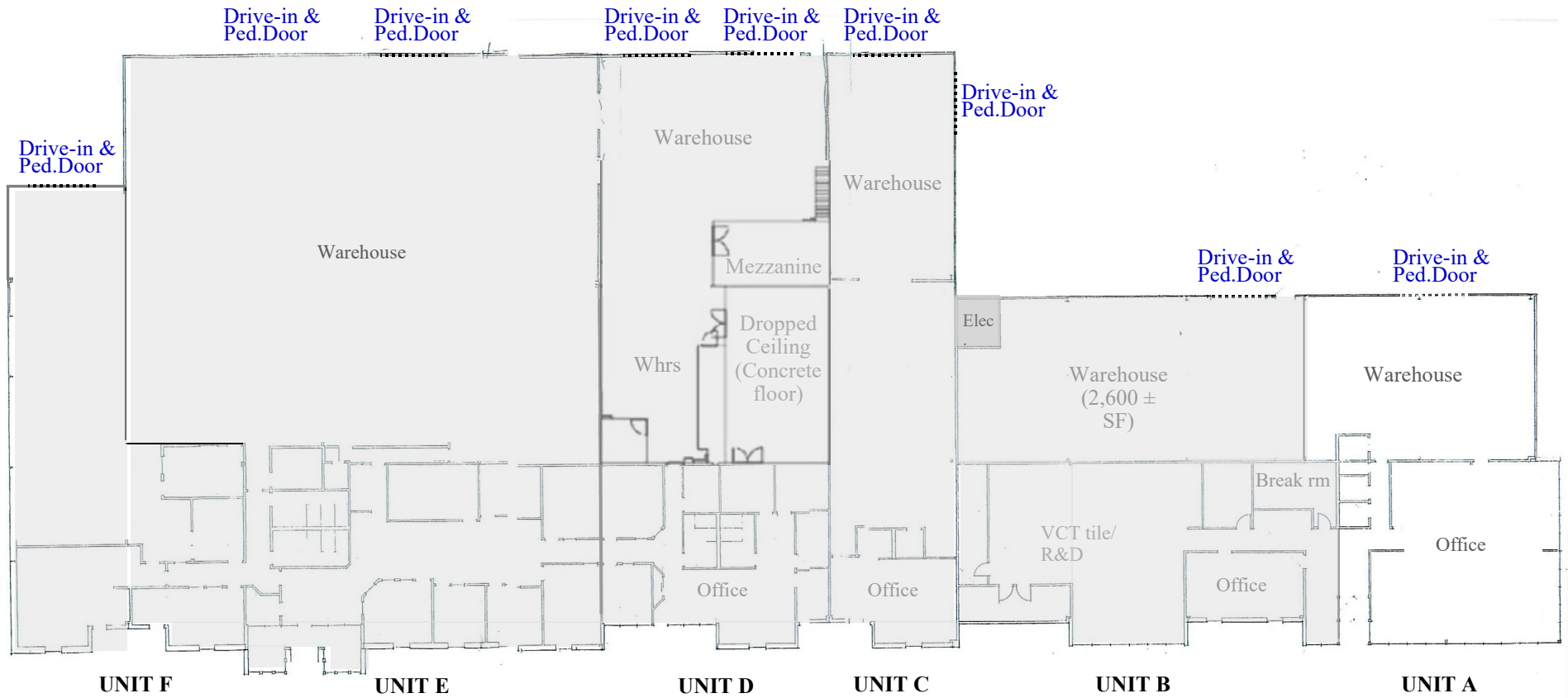
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Building Layout

17 Clinton Drive, Hollis, NH



Unavailable

Not to Scale

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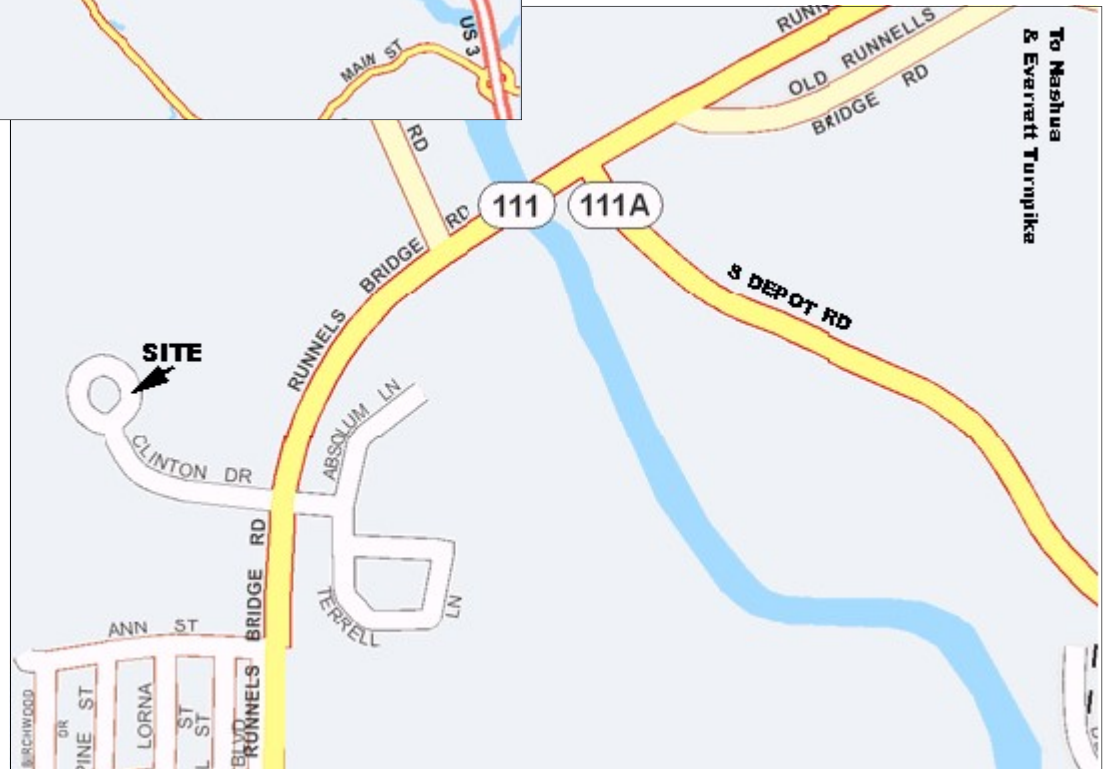
17 Clinton Drive, Unit A (end unit)



17 Clinton Drive, Unit A | Front Office



17 Clinton Drive, Unit A | Rear Warehouse



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For additional information contact:
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