

FOR LEASE

17 & 19 Clinton Drive, Hollis, NH

Office | Warehouse



17 Clinton Drive, Hollis, NH

FOR LEASE:

**WAREHOUSE/MANUFACTURING
& FLEX SPACE**

17 CLINTON DRIVE, HOLLIS, NH

Unit E: 11,970± SF

Mix of office and warehouse space. Drive-in bay.

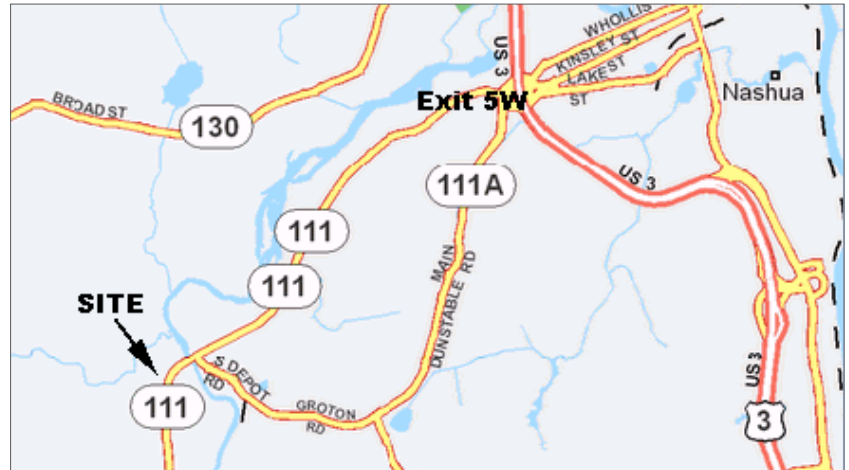
19 CLINTON DRIVE, HOLLIS, NH

Unit H: 800 ± SF

Heated storage warehouse

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

AVAILABLE SPACE

17 CLINTON DRIVE, UNIT E

AVAILABLE SF	11,970 ± SF
LAYOUT	SINGLE-STORY UNIT WITH FRONT OFFICE AREA AND REAR WAREHOUSE. DRIVE-IN BAYS. DIVISIBLE.
ELECTRIC	400 AMP, 120/208 V, 3 PHASE
SHIPPING	OVERHEAD DRIVE-IN BAY
LEASE RATE	\$5.75 PSF NNN
PASS THRU	\$1.94 ± PSF (CAM: \$1.20 PSF TAXES: \$0.74)
AVAILABLE	NOW AVAILABLE

19 CLINTON DRIVE, UNIT H

AVAILABLE SF	800 ± SF
LAYOUT	HEATED STORAGE WAREHOUSE WITH PRIVATE RESTROOM
SHIPPING	LOADING DOCK
LEASE PRICE	\$800 / MONTH + UTILITIES (HEAT & ELEC)
AVAILABLE	NOW AVAILABLE

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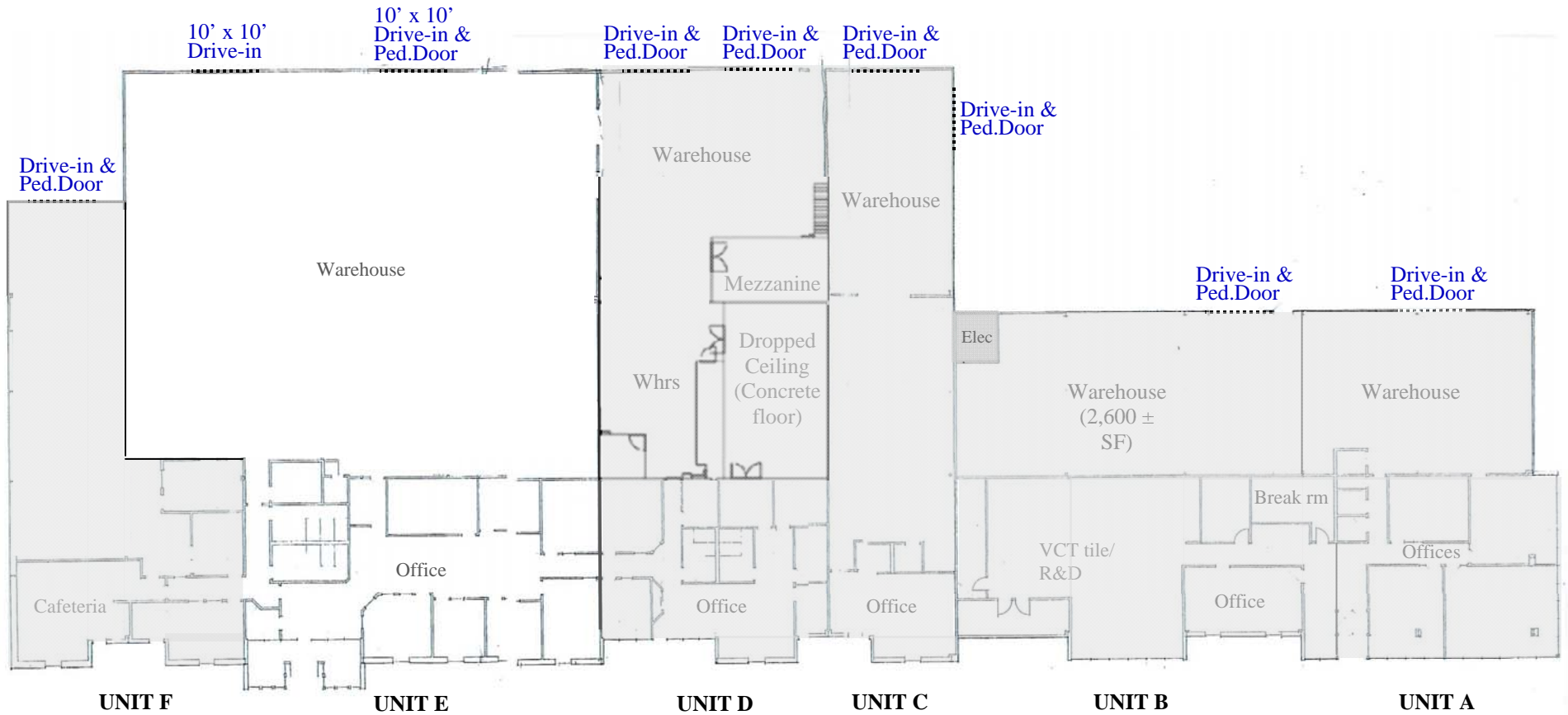
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Building Layout

17 Clinton Drive, Hollis, NH



UNIT E: 11,970 ± SF

Unavailable

Not to Scale

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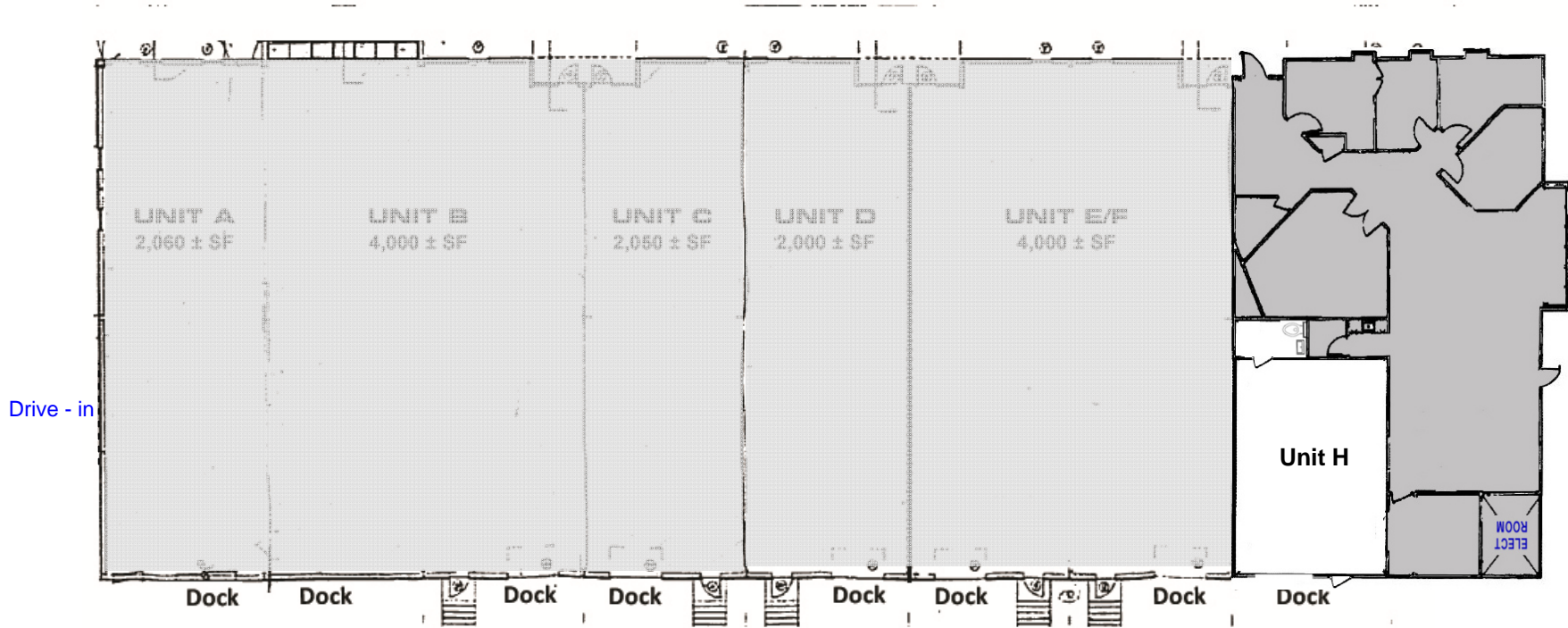
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Building Layout

19 Clinton Drive, Hollis, NH



Unavailable

Not to Scale | Interior Configuration Not Shown

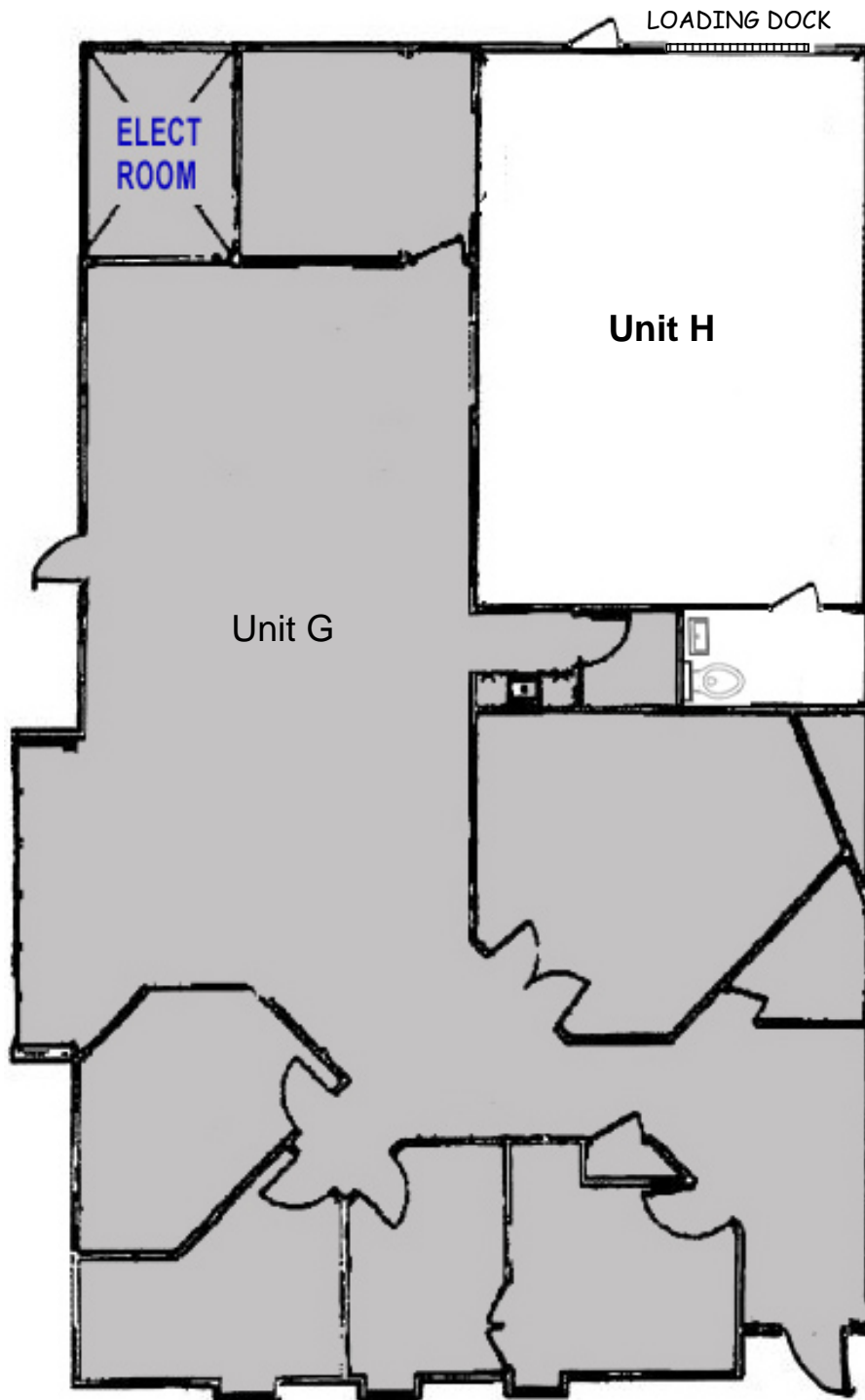
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Parking lot entrance



17 Clinton Drive— Front Building View



17 Clinton Drive



17 Clinton Dr, Unit E drive-in one of two



19 Clinton Drive



19 Clinton Drive— Loading Docks

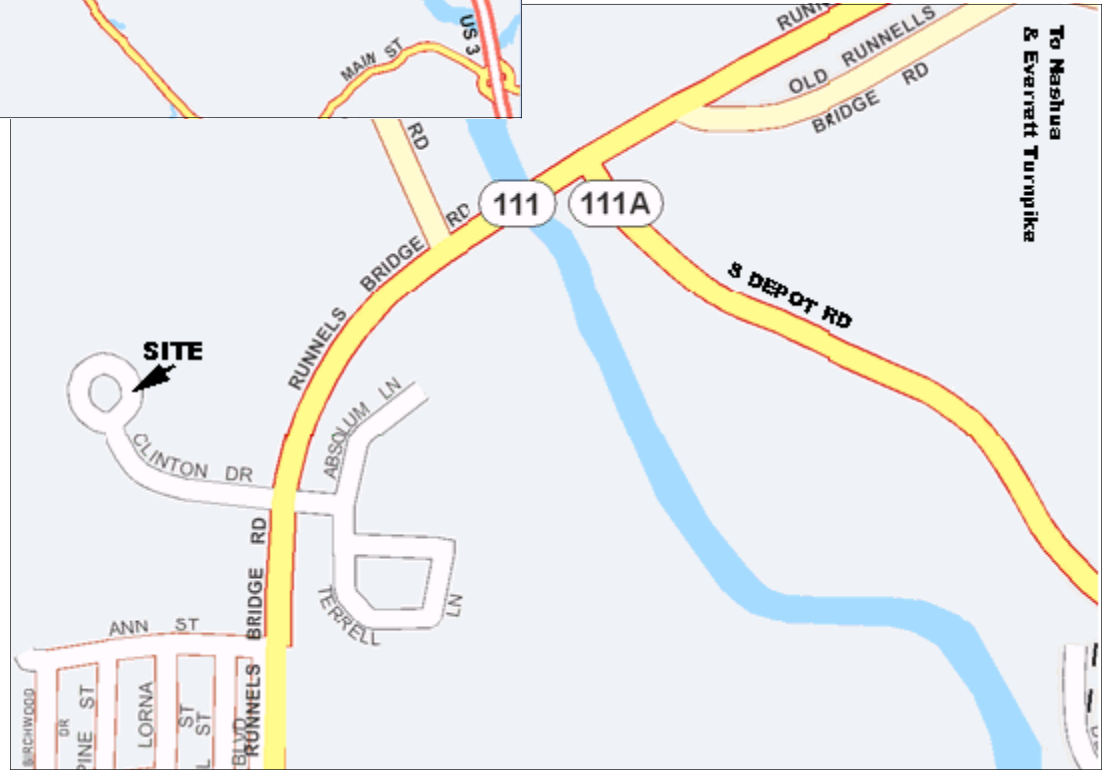
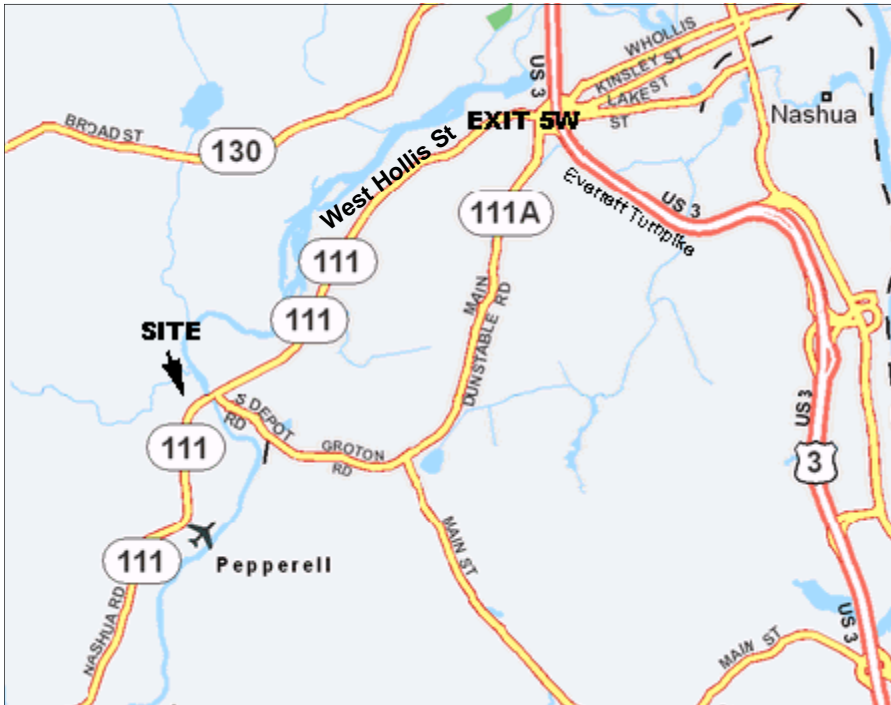
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