

FOR LEASE

17 Clinton Drive

OFFICE / R&D / WAREHOUSE

Hollis, New Hampshire



17 Clinton Drive

17 Clinton Drive offers a multi-tenanted flex/office facility located only 4 miles from the Everett Turnpike (Exit 5W), off NH State Route 111 and less than two miles from the MA border.

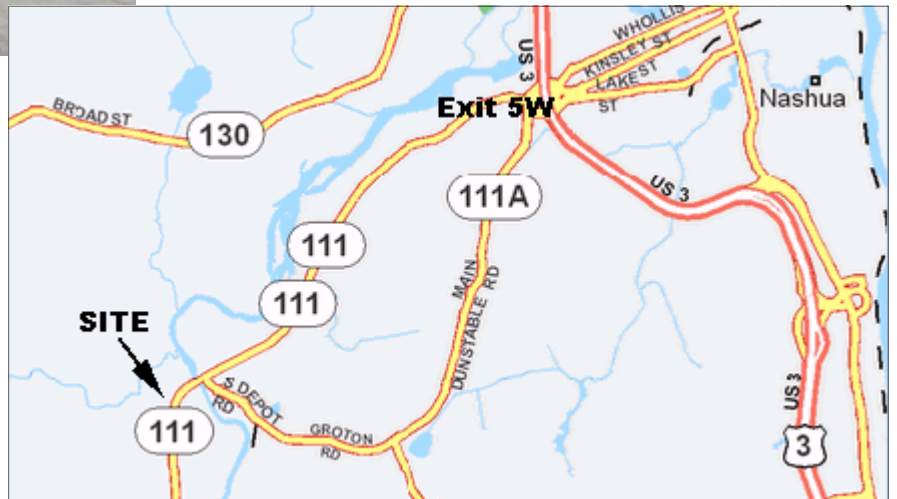
The site offers a quiet, campus like setting with a professionally maintained, quality landscape and common access to a deck overlooking an on-site pond.

NEW Unit 17B: 3,000 ± SF

Front office with rear warehouse. Two drive-in bays

Unit 17E: 13,460 ± SF

Unit E offers a mix of office, R&D and warehouse space along with two overhead door, drive-in bays.



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17 Clinton Drive
Hollis, N.H.

Available for Lease

Unit 17B: 3,000 ± SF

Unit 17E: 13,460 ± SF

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17 Clinton Drive, Hollis, N.H.

Total Building Size:	51,370± sq. ft.	Electric:	Unit 17B: TBD Unit 17E: 220 V, 3 Phase
Available Units:	Unit 17B: 3,000 ± SF Unit 17E: 13,460 ± SF	Shipping:	Unit 17B: 2 overhead drive-in bays Unit 17E: 2 overhead drive-in bays
Construction Year:	1987	Lease Rates:	Unit 17B: \$5.00 psf nnn Unit 17E: \$4.00 psf nnn
Construction:	Steel frame Flat, membrane roof		
HVAC:	A/C in office		
Heating:	LP gas fired overhead space heaters service warehouse space. LP gas fired unit, FHA ducted, in the office area.		

Images



Unit E — End corner



Front Building View



Unit B drive-in 1 of 2 (2 of 2 not shown)



Unit E drive-in 1 of 2



Unit E rear drive-in 2 of 2



Deck with picnic table overlooking on-site pond

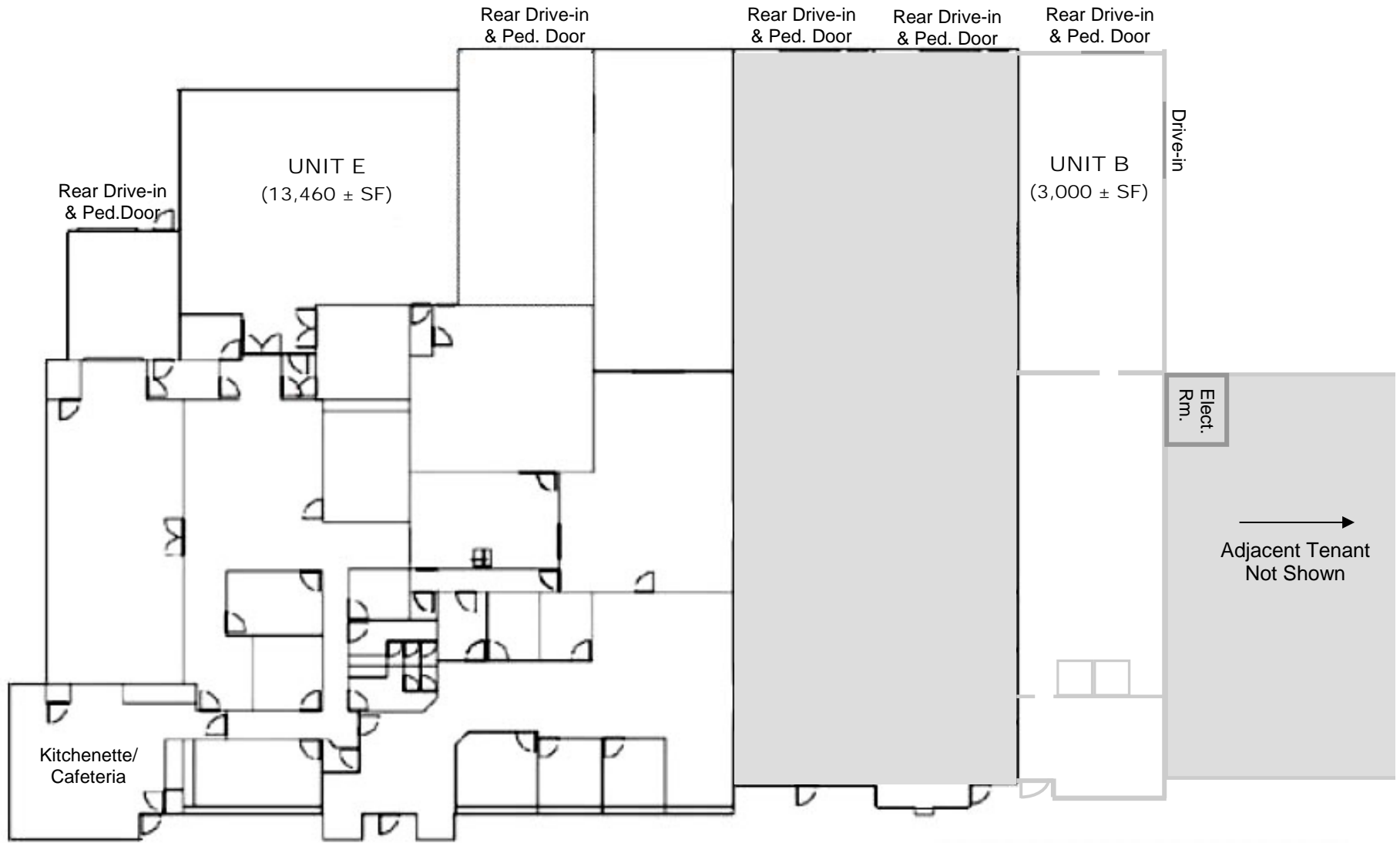
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Unavailable

Front Entrances

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