

FOR LEASE: High-bay Warehouse 86 State Route 13, Brookline, NH



Exclusively Offered
FOR LEASE

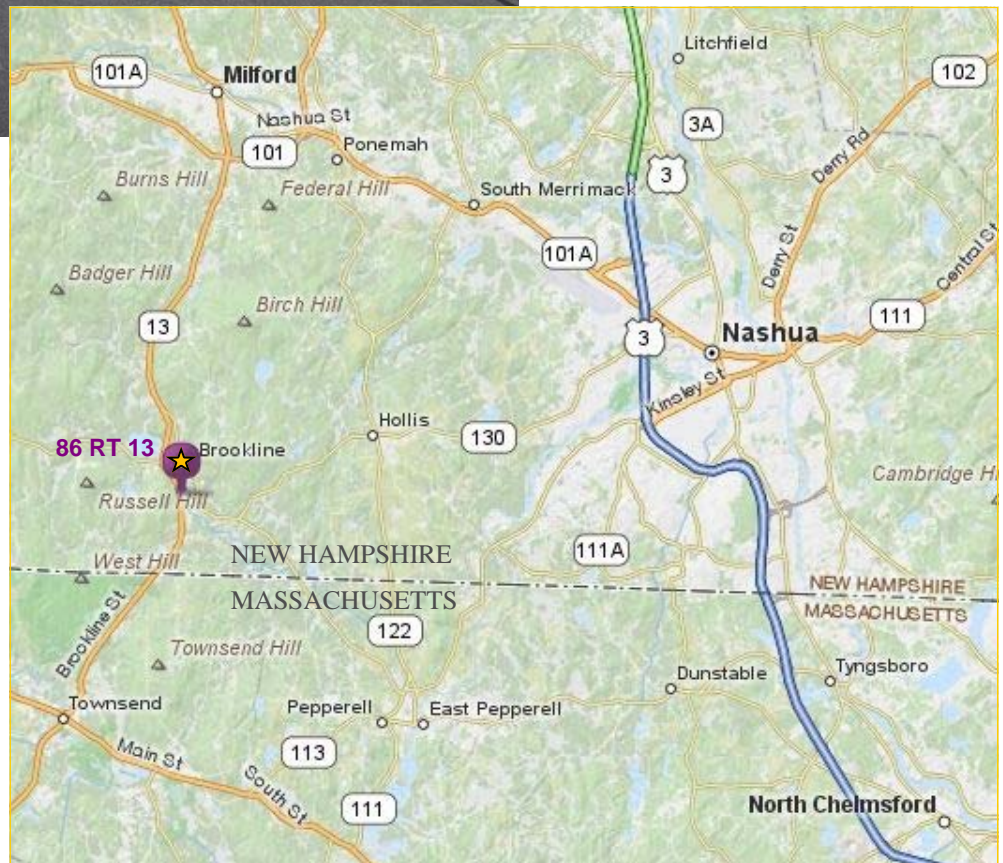
**8,400 ± Square Feet
High-bay Warehouse**

**Lease Rate:
\$5.25 psf full gross**

86 State Route 13, Brookline, NH

This well-maintained, owner occupied, 63,765 square foot industrial facility is now offering approximately 8,400 SF in high-bay warehouse space for lease.

The property fronts directly on State Route 13, a primary commercial corridor serving Brookline and it's surrounding communities.



For more information, please contact:

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FOR LEASE ~ High-Bay Warehouse Space
86 State Route 13, Brookline, NH

Total Building SF:	63,765 ± SF
Total Available SF:	8,400 ± SF
Clear Height (Avail SF):	19 ± (Warehouse)
Lot Size:	13.3 ± Acres
Power (Avail SF):	TBD
Utilities:	Lights & heat included (LP Gas Heat)
Construction Year:	1980
Construction Type:	Steel frame
Shipping (Avail SF):	Drive-in door, Dock door available
Sprinklered:	Fully sprinklered
Parking:	Large, paved parking/shipping area adjacent to warehouse
Zoning:	Commercial/Industrial Zone
Lease Rate:	\$5.25 PSF Full Gross

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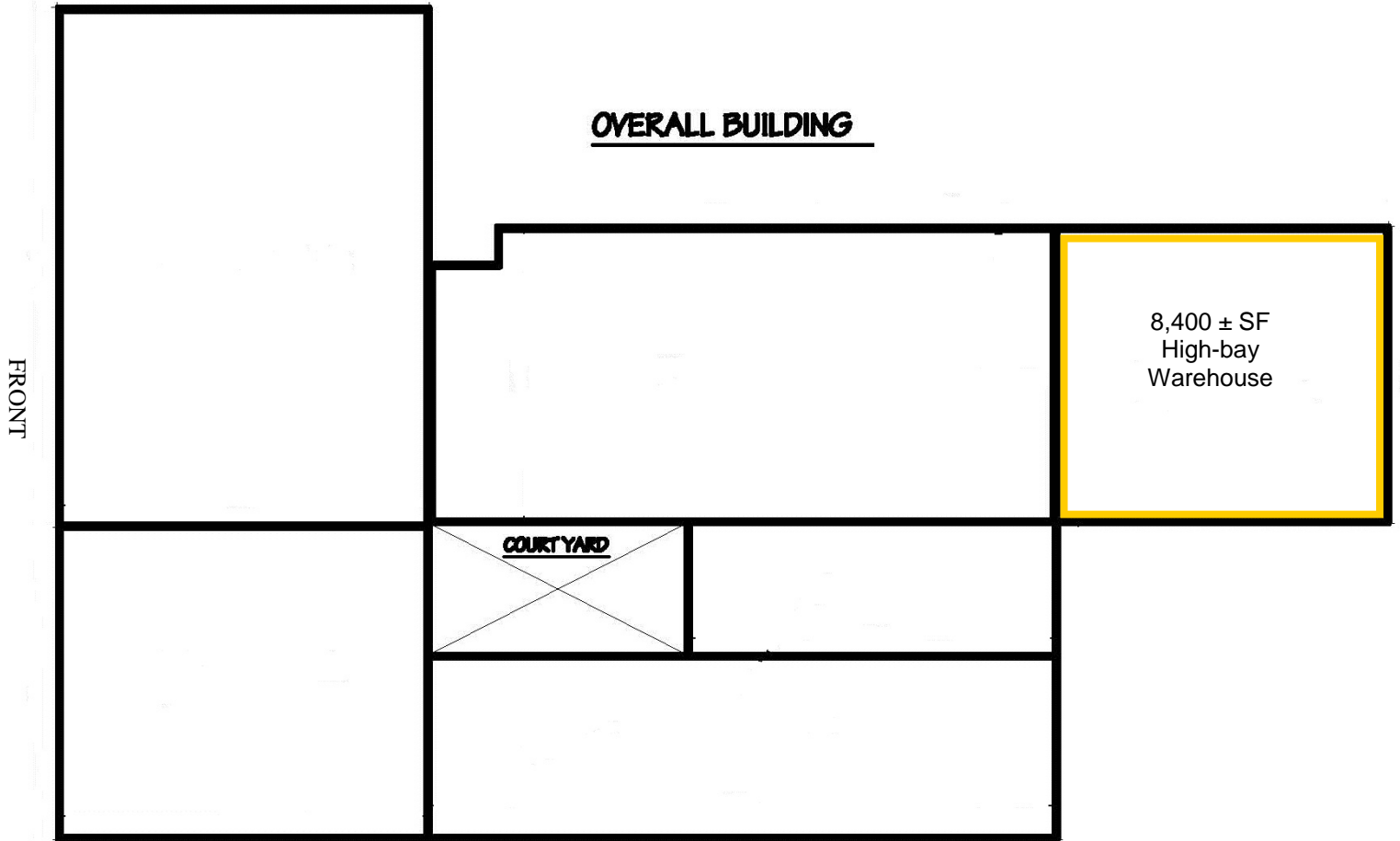
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The information herein has been obtained from sources believed reliable. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility 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.

Floor Plan ~ High-Bay Warehouse Space (8,400 ± SF)



OVERALL FLOOR PLAN

NOT TO SCALE

Aerial



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