

**FOR LEASE**

**FOR SALE**

# 160 Burke Street



**Nashua,  
New Hampshire**

**80,000  
Square Feet  
Sub-Dividable**

Brady Sullivan Properties is pleased to present "For Sale or Lease" 160-164 Burke St in Nashua, NH. This Class A facility has been completely renovated in 2001 and offers a mix of office and industrial uses with recently installed state-of-the-art systems(hvac, data tracks, roof). This site offers a 3 story office building with attached warehouse,as well as, an income-producing building currently housing a credit union. A guardhouse is situated at the entrance of the property with ample on-site parking available.



This facility can accommodate the needs of both the investor and end user,offering a multi tenanted building with separate utilities and flexible floor plans. In addition, Downtown Nashua, the Pheasant Lane Mall and Manchester Airport are just minutes away.

**For more information,  
please contact:**

**Charles N. Panasis**

**603-622-6223 Ext. 1022**

**cpanasis@bradysullivan.com**



(Brady Sullivan Properties offers turn-key, custom design fit-up.)

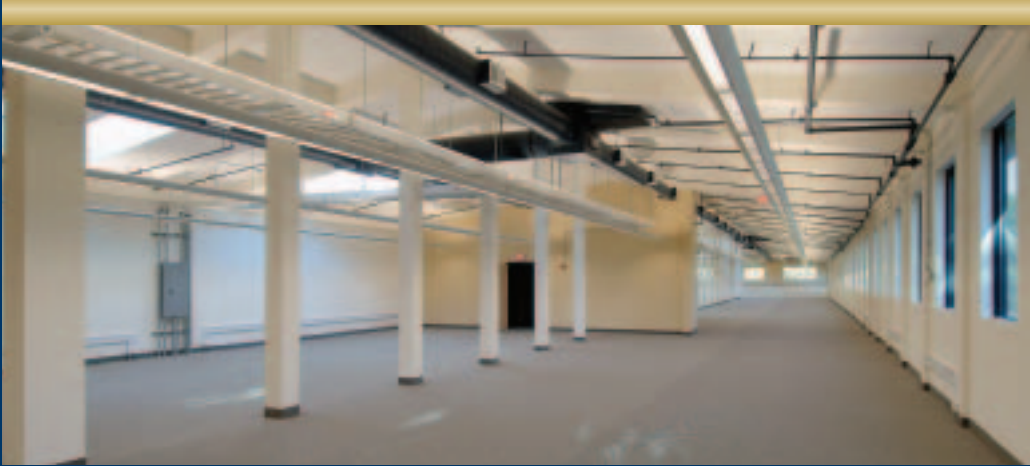
**Brady•Sullivan Properties  
670 Commercial Street, Suite 303  
Manchester, NH 03101**

**Fax: 603-622-7342**

**www.bradysullivan.com**



# 160 Burke Street



## Specifications

Owner:	Guardhouse LLC
Tax Map:	Map 11/Lot 140
Building Area:	80,000+/- square feet
Land Area:	2.7 +/- acres
Zoning:	Industrial
Year Built:	1900/ renovated in 2001
Stories:	Three plus
Construction:	Steel frame with stucco exterior
Roof:	Rubber membrane
Sprinkler:	Wet system
Ceiling Height:	27'
Lighting:	Fluorescent fixtures
Windows:	Insulated glass in fixed aluminum frames
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	2000 amp, 480/277 volt, 3-phase
Parking:	On-site
Cranes:	Eight (10) ton capacity
HVAC:	Gas fired roof top units
Fire Safety:	Emergency lighting throughout
Elevators:	4 stop passenger, 10 ton freight
Rail:	B&M served
Loading:	Three dock with levelers, one platform, one drive in
Credit Union income:	\$1,102.50/month
Taxes:	\$30,559.98

**Sale Price:** Call for details  
**Rental Rate:** From \$5.50/sf NNN

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All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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