

FOR SALE

Vantage Point Business Center ~ 28 Charron Avenue



The best value in

Nashua! Prime location, just minutes off Rt 3(Everett Turnpike) at Exit 6 or 7W. Most suites feature a high bay warehouse with either a loading dock or drive-in overhead door. The office areas are fully air conditioned with unique loft style configurations. Excellent parking and price make this an unbeatable leasing and sale opportunity .

The property is located just off Route 3 and is easily accessible from Route 101A. Amenities in the immediate area include Route 101A with numerous restaurants, hotels and retail services. In addition, downtown Nashua, the Pheasant Lane Mall and Manchester Airport are just minutes away.

**Nashua,
New Hampshire**

**78,000
Square Feet
Sub-Dividable**

**Suites from
1,200 to
6,000SF**

For more information,
please contact:
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Brady-Sullivan Properties
670 Commercial Street, Suite 303
Manchester, NH 03101
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www.bradysullivan.com



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Specifications

Building Area:	78,000+/- square feet
Land Area:	4+/- acres
Zoning:	B-1; Commercial
Year Built:	1977/ renovated in 1999
Stories:	Single with Loft
Construction:	Steel frame with brick exterior
Roof:	Rubber membrane
Ceiling Height:	9' to 18'
Lighting:	Flush fluorescent fixtures
Windows:	Insulated glass in fixed aluminum frames
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	2000 amp, 480 volt, 3-phase
Parking:	On-Site
HVAC:	Gas fired roof top units
Fire Safety:	Emergency lighting throughout
Sale Price:	Call for details



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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