

3000 GOFFS FALLS • MANCHESTER, NH

Excellent opportunity to lease within a two building campus. Overlooking Pine Island Pond, 3000 Goffs Falls is set in a true natural campus setting, ideal for a corporate headquarters location.

The buildings (totaling 210,879 +/- SF) feature an on-site cardio fitness center, multiple surrounding amenities, large side loaded floor plates and more. Custom space planning and a turn-key buildout make this an incredible opportunity.

Manchester-Boston Regional Airport is less than one mile from the property and highway access to points north, south, east and west is easily available via I-293 (exit 2) and the F.E.Everett Turnpike (exit 13).

3000 Goffs Falls is the only existing building offering 200,000+/- SF in Hillsborough County.

SPECIFICATIONS:

Building Area:	210,879 +/- SF in two buildings
Land Area:	34.2 acres
Zoning:	Industrial (I)
Year Built:	1979
Stories:	4
Elevators:	3 (East Building)-2 (West Building)
Construction:	Brick, concrete slab with steel column girder system
Roof:	Slate
Ceiling Height:	9'-12'
Lighting:	Parabolic
Column Spacing:	24' x 24'
Water/Sewer:	Municipal
Gas:	Energy North
Electric:	PSNH I-2500 Amp East Building, 2-3000 Amp West Building
Parking:	857 4.1/1000
HVAC:	Two 175-ton R-113 and one 250-ton R-11 Trane Centravac provide cooling; Each building is heated by nine (9) modular Hydrotherm gas-fired boilers which serve forced hot water systems.
Fire Safety:	Wet Sprinkler with fire protection system
Generator:	East Building - 60kw Life Safety West Building - 45kw + 700- kw w/ 225 kVA UPS System



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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FOR LEASE

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MANCHESTER, NH



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