

# 75, 85, & 95 FALTIN DRIVE • MANCHESTER, NH

Brady Sullivan Properties is pleased to offer this excellent opportunity to lease space in one or all three of these buildings located just off of Manchester's most traveled thoroughfare: South Willow Street. With a traffic count of more than 45,000 cars, this location offers exceptional access and visibility for businesses looking for office, warehouse, industrial, and flex space.

Featuring warehouse space with 16' high ceilings and 10+ loading docks, flexible floor plates, 3-phase power, and great visibility, these three buildings offer a combined 51,645+/- sq. ft. of space on 5+/- acres with ample on-site parking.

This prime location at a lighted intersection is also in close proximity to I-93, I-293, and Routes 101, 3, and 28.

## SPECIFICATIONS:

<b>Building Area:</b>	Total: 51,635+/- SF Building 1: 18,625+/- SF, Building 2: 15,405+/- SF Building 3: 17,605 +/-SF
<b>Land Area:</b>	5+/- acres
<b>Zoning:</b>	IND (General Industrial/ Industrial)
<b>Year Built:</b>	1988
<b>Stories:</b>	1
<b>Frame Type:</b>	Steel
<b>Power:</b>	208V/3 phase & 277/480
<b>Roof:</b>	Steel Frm/Truss
<b>Lighting:</b>	Fluorescent
<b>Water/Sewer:</b>	Municipal
<b>Gas:</b>	Liberty Utilities
<b>Electric:</b>	1,600 amps 120v/100 amp per floor
<b>Parking:</b>	200+ (Over 4:1,000)
<b>HVAC:</b>	Building 1: Forced Air-Duc/Vapor Cooler. Building 2: Radiant/None. Building 3: Radiant/None
<b>Fire Safety:</b>	Wet sprinkler system with fire protection system
<b>Interior Floor:</b>	Building 1: Concrete Finished/Carpet. Buildings 2 & 3: Concrete Finished



*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

75, 85, & 95  
FALTIN DRIVE  
MANCHESTER, NH

ing Park Rd

**BRADY SULLIVAN**  
PROPERTIES

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