

22 COTTON ROAD • NASHUA, NH

Overlooking Birch Pond in Nashua, NH, 22 Cotton Road offers a beautiful setting just off of Nashua's busiest roadway: Amherst Street/Route 101A. This 153,700 sq. ft. Class A property is ideally suited for office, R&D, and warehouse spaces.

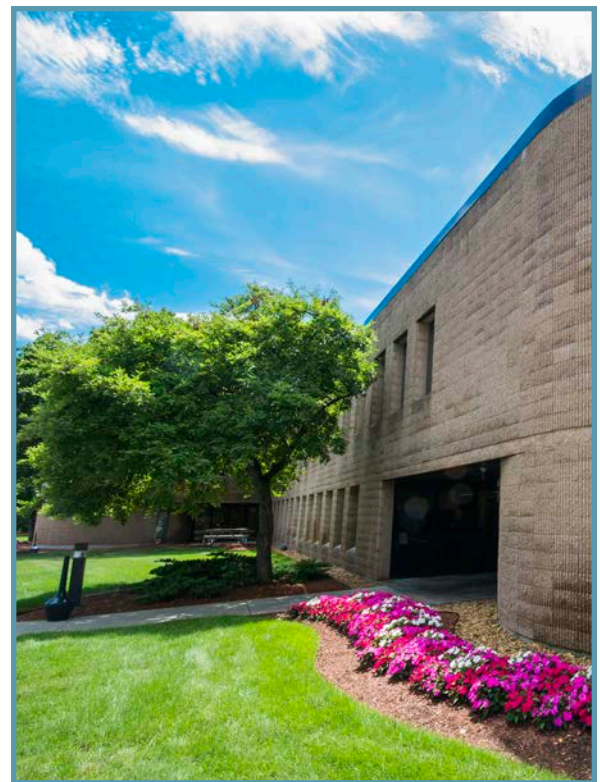
With 24' clear height ceilings, tailboard loading docks, and heavy power, this building would be a great home for a business looking for industrial space. Businesses would also benefit from the high image office space this property has to offer.

22 Cotton Road is conveniently located near Amherst Street/Route 101A, bringing easy access to numerous amenities including restaurants, hotels, child care, healthcare and fitness services, financial institutions, and a high density of retail locations.

Additionally, this property can be accessed via Exits 7, 8, 10, and 11 off the F.E. Everett Turnpike/Route 3. Tenants will enjoy the proximity to the Nashua Airport, the Manchester-Boston Regional Airport, and Boston's Logan International Airport.

SPECIFICATIONS:

Building Area:	153,700+/- sq. ft.
Property Type:	Office/R & D/high-bay warehouse
Zone:	Airport Industrial (AI)
Year Built:	1989
Stories:	Two story office with single story, high-bay warehouse
Elevators:	One 2,500 lb. capacity passenger elevator
Construction:	Steel and masonry construction with concrete block exterior
Clear height:	24'
Loading:	Six dock-high, one drive-in
Roof:	White TPO roof (2010)
Water/Sewer:	Municipal
Parking:	454 spaces
HVAC:	Gas and electric rooftop units. In-unit gas heaters in warehouse areas.
Fire Safety:	Fully wet sprinklered throughout
Security:	Alarmed, secured main entrances



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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