

OFFICE SPACE FOR LEASE

35 & 35E INDUSTRIAL WAY | ROCHESTER, NH

AVAILABLE **±210,000 SF**

FEATURES

- ✓ Office, warehouse & manufacturing
- ✓ On-site cafeteria & vending areas
- ✓ Abundant parking



www.bradysullivan.com



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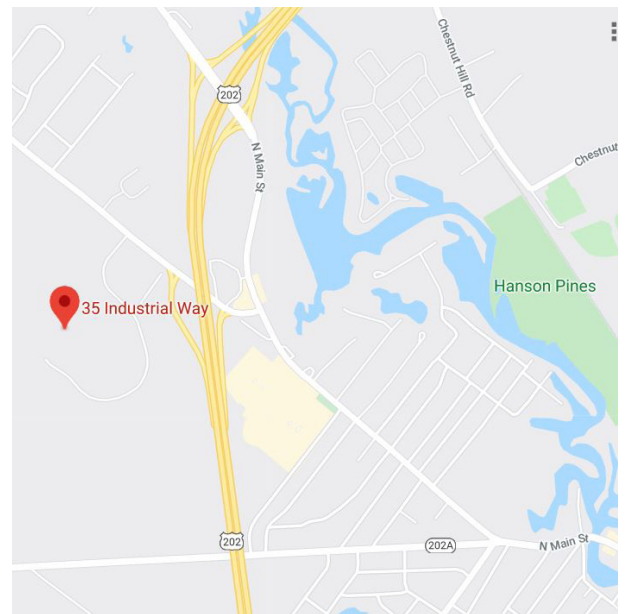
BRADY • SULLIVAN
P R O P E R T I E S

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Constructed in 1990 and 1995, this two-building campus offers 210,000 SF of high-quality office/ R&D and warehouse/manufacturing/office space featuring modern open office spaces, heavy power and A/C, raised floor computer rooms, a large cafeteria and vending area, excellent security systems and back-up generators. The manufacturing space also features A/C, excellent lighting and power distribution, as well as six loading docks. Conveniently located off exit 14 of the Spaulding Turnpike (Route 16), this property is an excellent location for your growing business.

SPECIFICATIONS

BUILDING SIZE:	+210,000 SF
LAND AREA:	+27.64 acres
ZONING:	1-2
YEAR BUILT:	Building 35 - 1990 Building 35E - 1995
NUMBER OF STORIES:	Building 35 - 2 stories Building 35E - 3 stories
CONSTRUCTION:	Steel frame panel exterior
ROOF:	Rubber membrane
CEILING HEIGHT:	10' - 16'
LOADING:	Tailgate
ELEVATOR:	Yes
WATER/SEWER:	Municipal
ELECTRIC:	4,000 and 2,000 AMP- 3 phase
PARKING:	Ample
HVAC:	Gas forced VAV rooftops
FIRE SAFETY:	Wet sprinkler system throughout
GENERATOR:	Yes



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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P R O P E R T I E S

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