



COMMERCIAL REAL ESTATE BROKERAGE

PROPERTY MANAGEMENT

ACCOUNTING SERVICES



**45 Allen Street Extension
Rochester, NH**

Available For Lease
New Construction—Commercial Suites
1,500± SF—4,500± SF

Brand new construction - Commercial/Industrial units located in Rochester Industrial Park close to the Rochester Post Office. Each unit is built with one office and restroom, with balance of the space open warehouse. The units measure 25' x 60' with one 8' x 10' drive-in door. Both office and warehouse are fully air conditioned and heated and fully sprinkled. Units may be combined to accommodate the larger user. Owners are willing to tailor units to meet tenants individual needs.

WINSOR BROOK PROPERTY ADVISORS, DOVER, NH
603-750-7501 tel 603-750-7502 fax
www.WinsorBrook.com

Property Address: 45 Allen Street Extension
Rochester, NH

Available SF: 1,500± SF— 4,500± SF
Units 4, 6, 7, 8

Minimum Size: 1,500± SF — 25' x 60'

Maximum Size: 4,500± SF

Allowed Use: Industrial/Flex Space

HVAC: FHA/Gas
Office & Warehouse

Ceiling Height: 16'

Doors: Two 8' x 10' Drive-In Doors

Access: Route 125, to Summer Street
to Allen Street

Asking Price: \$7.50/psf plus nnn

NNN Expenses: Estimated at \$2.50/psf



**FOR MORE INFORMATION
PLEASE CONTACT:**

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