



COMMERCIAL REAL ESTATE BROKERAGE

PROPERTY MANAGEMENT

ACCOUNTING SERVICES

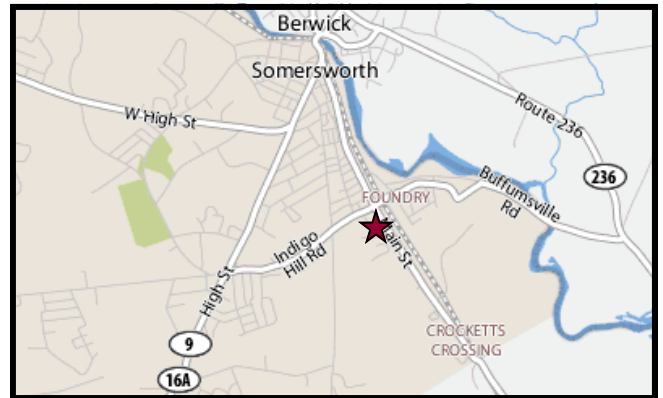


Commercial/Industrial Space for Lease 338 Main St. Somersworth, NH

Single user 11,500± industrial building available for lease in Somersworth, NH. Plenty of flexibility with three drive-in doors and 2 loading docks. Ideal for manufacturing, assembly or warehousing. The building is mostly open warehouse with a small office area. Easy access from High Street and Indigo Hill Road to Main Street.

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

Property Address: 338 Main Street
 Somersworth, NH
Available SF: 11,500± SF
Acres: .61 acres
Age: Built 1977
Office: 600± SF
Allowed Use: Business Zone
 Industrial/Commercial
Heat: FHA/Modine/Propane
Taxes: \$12,973.19 (2008)
 \$1.12/psf
Ceiling Height: 11'
Electric: 400 Amp
Utilities: City Water & Sewer
Doors: 3 Drive-In doors &
 2 Loading Dock
Access: Spaulding Turnpike, Exit 9 to
 High Street & Indigo Hill Rd
 to Main Street
Asking Price: \$3.50 per SF/NNN
Estimated NNN: \$1.50/psf



**FOR MORE INFORMATION
PLEASE CONTACT:**

Jason Garland (603) 231-1193
 Doreen Rainville (603) 767-5670
 Cochecho Falls Millworks
 100 Main Street
 Dover, NH 03820
 Office (603) 750-7501
www.WinsorBrook.com

