



COMMERCIAL REAL ESTATE BROKERAGE

PROPERTY MANAGEMENT

ACCOUNTING SERVICES



## Industrial Facility for Sale Rochester, NH

Newly constructed in 2006, this 24,000± SF industrial facility is currently being utilized as a Sales, Repair & Maintenance facility. It offers oversized bays (25' x 50') with 4 drive-in doors, 30' ceiling height, floor drains, compressed air, state of the art alignment equipment, 2 heavy truck lifts and 3 phase power. The location off Exit 16 of the Spaulding Turnpike in Rochester, NH provides easy access to all major routes to Maine, Route 11, Route 125 and I-95. The building is ideally suited for the trucking and heavy equipment industry. The property sits on 6± acres with additional land available if needed for vehicle or equipment storage or expansion.

**WINSOR BROOK PROPERTY ADVISORS, DOVER, NH**

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<b>Property Location:</b>	<b>Elmo Lane off Exit 16 Rochester, NH</b>
<b>Available SF:</b>	<b>Warehouse w/2nd floor storage: 21,500± SF Office: 2,500± SF office</b>
<b>Acreage:</b>	<b>6± acres (more land available if required)</b>
<b>Heat:</b>	<b>FHA/waste oil</b>
<b>Ceiling Height</b>	<b>30'</b>
<b>Dimensions</b>	<b>100' x 150' with mezzanine &amp; 20' x 40' (2) Flrs. 25' x 50' Bays</b>
<b>Equipment:</b>	<b>State of the Art Alignment Equipment 2 Heavy Truck Lifts (up to 60,000 lbs)</b>
<b>Electric:</b>	<b>3 phase/480 volts</b>
<b>Drive-In Doors:</b>	<b>4 Drive –In Doors 14' x 16' and 16' x 18'</b>
<b>Tax Rate:</b>	<b>\$18.81 - 2007</b>
<b>Asking Price:</b>	<b>\$1,900,000.</b>



**FOR MORE INFORMATION  
PLEASE CONTACT:**

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