



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



**FOR MORE INFORMATION
PLEASE CONTACT:**

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