

FOR LEASE | FLEX/HIGH-BAY WAREHOUSE

100 WILLIAM LOEB DRIVE | MANCHESTER, NH 03109



PROPERTY OVERVIEW

The Boulos Company is pleased to present the availability of 100 William Loeb Drive in Manchester, NH. Built in 1990, expanded in 2003 and updated in 2017, this well-known property sits on over 20 acres and has an established presence in the city of Manchester. Available for lease is 5,000-15,000 SF on the lower level.

This diverse property boasts 166,850± SF on 20.44± acres. The building is fully air-conditioned and offers more than ample parking. 100 William Loeb Drive is situated in East Industrial Park, a designated Economic Revitalization Zone that offers incentives and business tax credits to qualifying companies. The building is suitable for office, flex and industrial uses.

PROPERTY FEATURES

- Available space 5,000-15,000± SF (lower level)
- Great floor plan layout
- Energy efficient lighting
- Fully air-conditioned
- Abundant parking (expandable)
- Designated Economic Revitalization Zone
- Two minutes to Interstate 93
- Within a 10 minute drive to MHT Airport

FLEX/HIGH-BAY WAREHOUSE

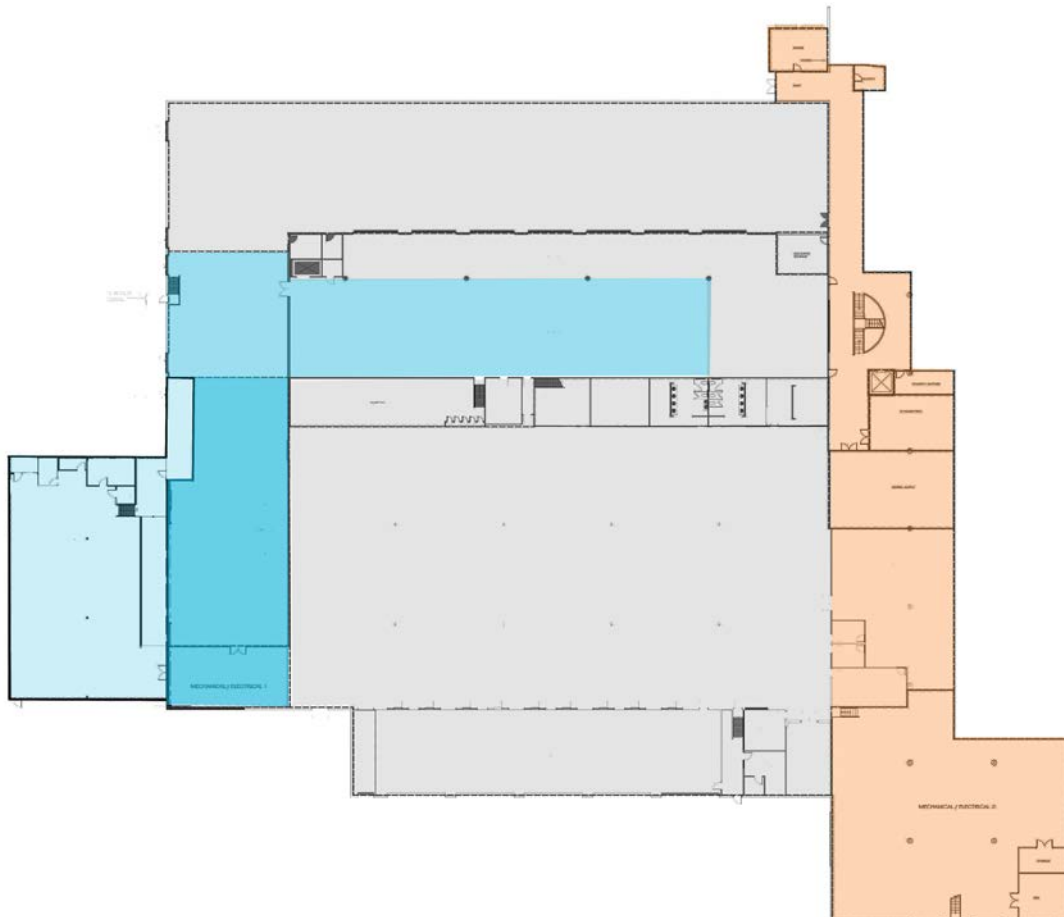


PROPERTY SPECIFICATIONS

BUILDING SIZE:	166,850± SF	HVAC:	Natural gas; full A/C
AVAILABLE SPACE:	5,000-15,000 SF Lower Level	PARKING:	311± spaces (expandable)
TOTAL LAND AREA:	20.44± acres	CLEAR HEIGHT:	17' clear
BUILDING TYPE:	Office/Industrial/Flex	ZONING:	General Industrial
YEAR BUILT:	1990/Reno 2017	OP EXPENSES:	\$3.25/SF
UTILITIES:	Municipal water/sewer	LEASE RATE:	\$9.00/SF NNN

LOWER LEVEL FLOOR PLAN

- 5,000-15,000 ± SF available
- Common area
- Leased





LOCAL ECONOMIC OVERVIEW

As the state's largest city, Manchester is the hub of New Hampshire's business sector. Its strong economy is fueled by its proximity to Boston and its status as the business and financial center of northern New England. Manchester is home to high-tech, communications, financial services, healthcare and manufacturing firms. One notable firm is DEKA Research & Development Corporation, a technology-based company founded by philanthropist Dean Kamen. Kamen is the renowned inventor of Segway, a personal transporter, and Slingshot, a portable water purification system. DEKA's mission is to foster innovation.

As one of the fastest growing cities in the Northeast, Manchester is appealing because it does not tax on income, sales, use, capital gains and inventory. The state offers a variety of economic initiatives to assist businesses with financial, technological, business-planning, marketing and job-training resources at no cost.

Manchester has an outstanding highway system, which offers convenient access to the north, south, east and west. New Hampshire's scenic White Mountains, Lakes Region and Seacoast are easily accessible from Manchester. In addition, Boston is located less than 50 miles away.



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LOCATION

The property is close to Interstate 93, Route 101 and the Manchester-Boston Regional Airport. Major tenants include Union Leader Corporation, Eagle Express Lines and Mills Falls Charter School. A few neighboring businesses are Pepsi Beverage Company, Weston Foods, Comcast, Granger Industrial Supply, Harvey Industries and Hitachi Cable America.



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