

For Lease

**Industrial Space
17 Tinker Ave
Londonderry, NH 03053**



Available Space:	8,474 SF
Type/Use:	Industrial
Zoning:	IND-II
Parking:	Ample
Lease Rate:	\$11.00 PSF NNN
Comments:	Clean high bay warehouse space with office. Strategically located at Manchester Airport. Great access to Everett Turnpike via Airport Access Road, I293 via S. Willow Street and I93 via Route 28.



Stebbins Commercial Properties LLC

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

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Building Data:

Available Space:	8,474 SF
Type / Use:	Industrial – Office with warehouse
Construction Type:	Steel Frame
Ceiling Height:	24'
Windows:	Insulated
Walls:	Sheetrock and vapor sealed
Flooring:	VCT and concrete
Special Features:	Kitchenette
Dock doors:	Two (2) 8x10 and One (1) 10x10

Site Data:

Signage:	On Building
Lot Size:	3.24 Acres
Frontage:	on Tinker Ave
Parking:	Ample onsite
Zoning:	IND-II

Utilities:

Water:	Municipal
Sewer:	Municipal
Power:	800 amp, 480/277v 3 phase
Lights:	Fluorescent
Heating:	Natural Gas
AC:	Office only
Alarms:	Yes
Sprinklers:	Yes
Communications:	Comcast

Lease Information:

Rate:	\$11.00 PSF NNN
Taxes, Cam & Ins:	\$ 3.70 PSF (2026)
Utilities:	Gas heat and electricity direct bill from providers



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