

**19 STONEY BROOK DR.**  
Wilton, New Hampshire

**FOR LEASE**  
± 72,124 SQ FT

**WILLIAM  
& REEVES**  
COMMERCIAL REAL ESTATE



## INDUSTRIAL / COMMERCIAL

**Building SF:**

± 127,721 SF

**Available SF:**

**Warehouse "A":** ± 56,124 SF

**Warehouse "B":** ± 16,000 SF

**Total:** ± 72,124 SF

**Clear Height:**

± 16' ~ 17'

**Column Spacing:**

± 40' x 40'

± 40' x 30'

**Roof:**

Flat, Tar & Gravel

**Construction:**

Exterior Wall: Prefinished Metal

**Loading Docks:**

Up to: 8

**Drive-In Bays:**

1

**Power:**

± 1600 AMP

**Heat:**

LP Gas, ± 18,000 gal  
above ground tank

**Water / Septic:**

Water - on-site Well

Septic - on-site

**Fire Sprinklers:**

Wet

**Year Built / Renovated:**

1975

**Acreage:**

± 23.87 Acres

**Zoning:**

Industrial Warehouse

**Highway Access:**

Less than 4 miles to Route 101 and Rt 13,  
Milford. Approximately 30 minutes  
(< 21 miles) from Nashua or Bedford.

**Property Visibility:**

Excellent - Route 31



**DEANE NAVAROLI**

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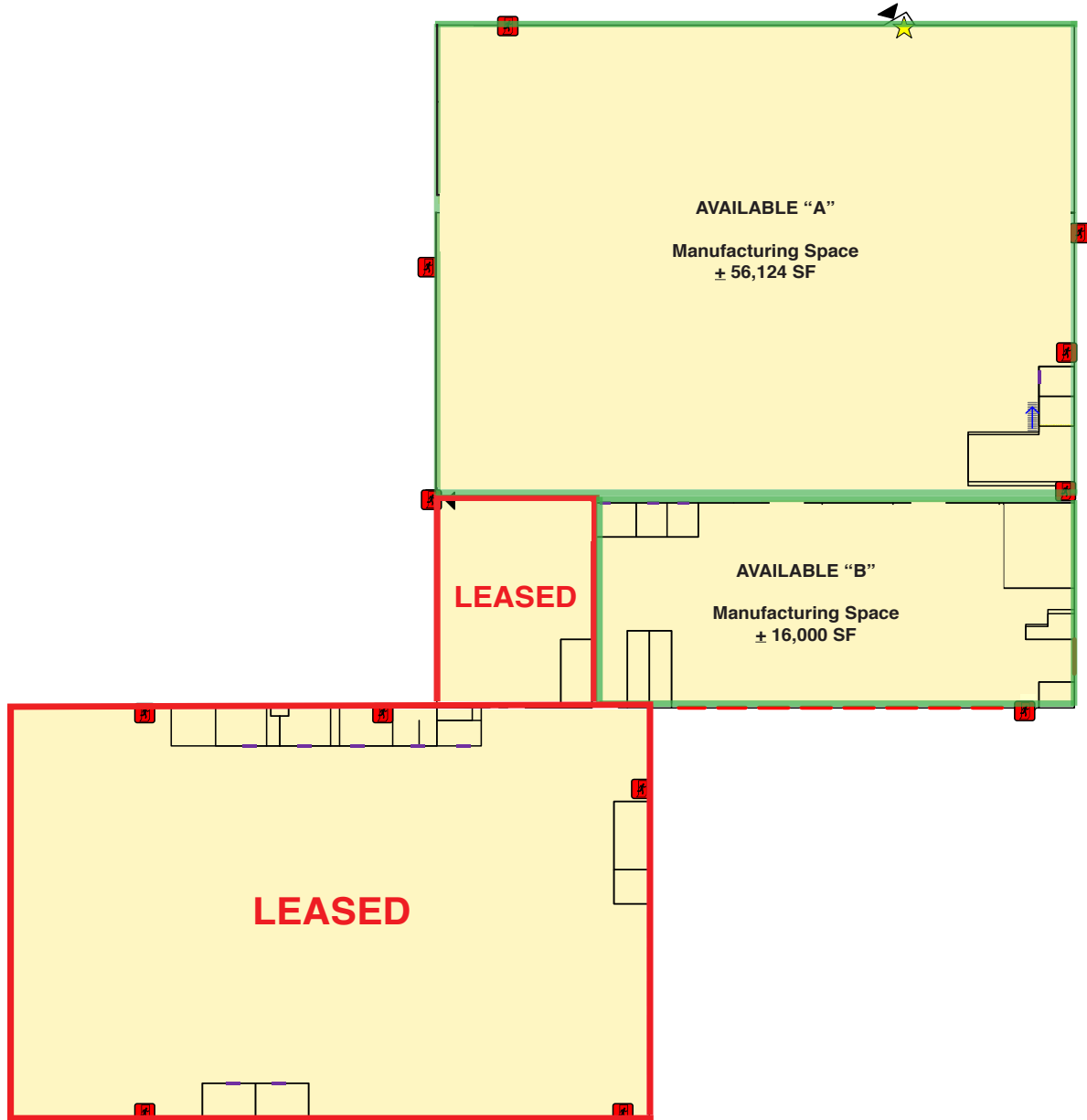
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**19 STONEY BROOK DRIVE**  
WILTON, NEW HAMPSHIRE



FOR MORE INFORMATION CONTACT DEANE @ 603.315.0808 | [DEANE@WRCRE.COM](mailto:DEANE@WRCRE.COM)



## PROPERTY DESCRIPTION

### Stoney Brook Industrial Center

Exceptional opportunity to lease up to ± 72,124 SF industrial warehouse and office space with the potential for a large out-door storage / lay-down area. Stoney Brook Industrial Center located on NH Route 31 in Wilton, with plenty of power, good clear height and multiple tail-board height docks make Stoney Brook a very good option for manufacturing, warehousing, boat, car or RV storage, product assembly and distribution, etc. Stoney Brook is only 4 miles to Route 101 in Milford, less than thirty minutes to Nashua (Rte 3) and Bedford, and under twenty minutes to Peterborough.



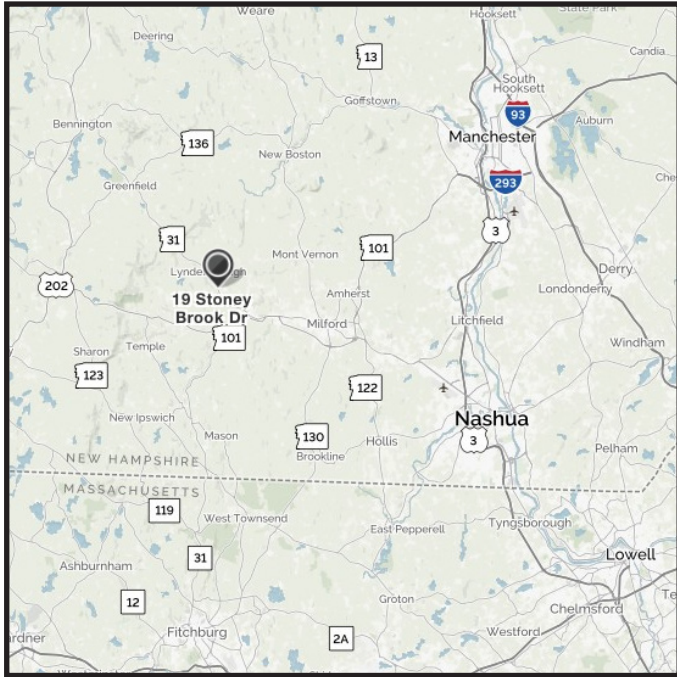


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## WILTON, NEW HAMPSHIRE INDUSTRIAL MARKET

The Wilton industrial market affords users numerous benefits:

- »» Highway access: less than 4 miles to US Route 101 in Milford, approximately 30 minutes to Bedford or Nashua.
- »» Airport access: less than 30 miles to the Manchester-Boston Regional airport (MHT) and under 65 miles to Boston Logan International Airport.
- »» Wilton affords an exceptional quality of life – a suburban setting, but close to numerous amenities and recreational opportunities, in a traditional and picturesque New England landscape setting.

New Hampshire has:

- »» No broad based income tax
- »» No sales tax
- »» No use tax
- »» No inventory tax
- »» No capital gains tax
- »» No estate tax
- »» There is an abundant area labor pool in Western New Hampshire and Northern Massachusetts.

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