

19 Stoney Brook Dr.
Wilton, New Hampshire

FOR LEASE
68,121 ± SQ FT

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



INDUSTRIAL / COMMERCIAL

Building SF:

127,721 ± SF

Available SF:

Office: 22,121 ± SF

Warehouse "A": 30,000 ± SF

Warehouse "B": 16,000 ± SF

Total: 68,121 ± 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

CELL: 603.315.0808

EMAIL: DEANE@WRCRE.COM

OFFICE: 603.935.8939

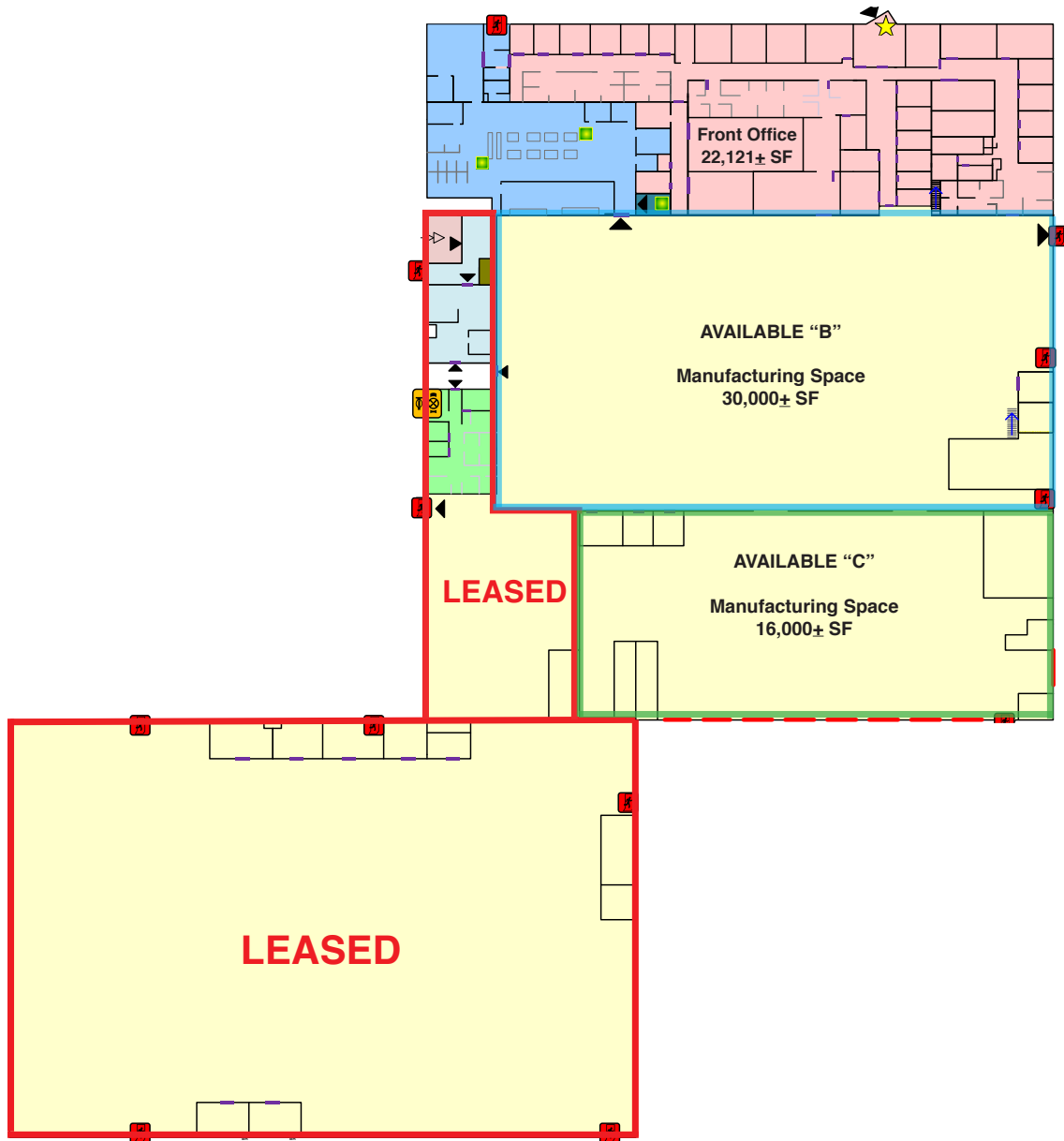
19 Stoney Brook Dr.
Wilton, New Hampshire

FOR LEASE
68,121 ± SQ FT

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE

19 Stoney Brook Drive
WILTON, NEW HAMPSHIRE

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



FOR MORE INFORMATION CONTACT DEANE @ 603.315.0808

PROPERTY DESCRIPTION

Stoney Brook Industrial Center

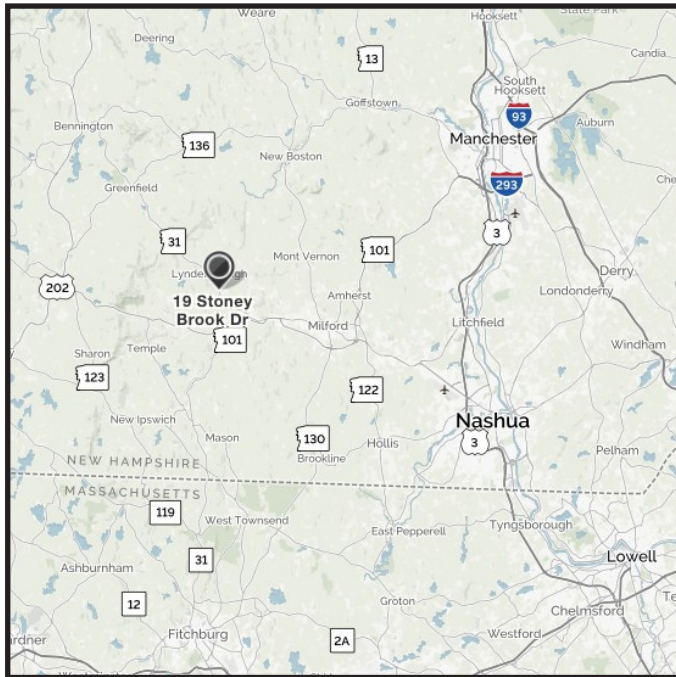
Exceptional opportunity to lease up to 68,121 \pm SF industrial warehouse and office space with the potential for a large out-door storage / lay-down area. Stoney Brook Industrial Center located on NH Route 31 in Wilton, with plenty of power, good clear height and multiple tail-board height docks make 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.



19 Stoney Brook Dr.
Wilton, New Hampshire

FOR LEASE
68,121 ± SQ FT

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



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.

DEANE NAVAROLI
CELL: 603.315.0808
EMAIL: DEANE@WRCRE.COM

OFFICE: 603.935.8939