

**22 Flagstone Drive**  
Hudson, NEW HAMPSHIRE

**FOR SALE**  
37,400 ± SQ FT

**WILLIAM  
& REEVES**  
COMMERCIAL REAL ESTATE



## INDUSTRIAL / COMMERCIAL

**Building SF:**  
37,400± SF

**Available SF:**

**Office:** 3,000± SF

**Warehouse:** 34,400+ SF

**Total:** 37,400± SF

**Clear Height:**

± 15' 9" to Joist

± 17' 9" to Deck

**Column Spacing:**

± 34' x 40'

**Roof:**

GENFLEX top 2012

10 Year Warranty

**Construction:**

Concrete Block Exterior

**Loading Docks:**

4 Tailboard (3 w/ Levelers)

**Drive-In Bays:**  
2

**Power:**  
1400+ AMP

**HVAC:**  
• Rooftop Units  
• A/C

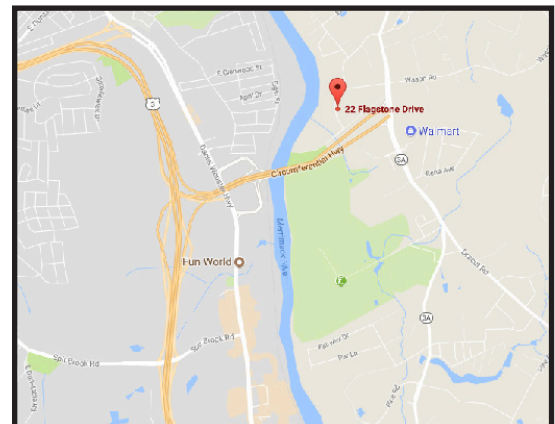
**Water / Septic:**  
Municipal - Town of Hudson

**Fire Sprinklers:**  
Wet

**Year Built / Updated:**  
1978 / 2012

**Acreage:**  
2.82 Acres

**Zoning:**  
Industrial Warehouse



**Highway Access:**

- < 2.0 miles from US Route 3
- < 4.0 miles to the Massachusetts boarder
- < 12.0 miles to Interstate I-93.

**DEANE NAVAROLI**

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## PROPERTY DESCRIPTION

Industrial / Office building available for sale or lease at 22 Flagstone Drive in Hudson, New Hampshire. Built in 1978 and renovated in 2012, this 37,400± square foot, single-story industrial building offers an efficient blend of office space and production / warehouse space with column spacing of 34' x 40'±. There are four tailboard height docks (3 with levelers) and 2 overhead drive-in doors. It has a new GENFLEX TPO roofing system that was installed in 2012 with a 10 year warranty.

The building is serviced by municipal water and sewer, wet sprinklered throughout, has fiber optic service, CAT5E wiring, energy efficient lighting, and an in-suite cafe. The property has been meticulously maintained and occupied by the owner. Situated on 2.82 industrially zoned acres, the property is located in the Sagamore Industrial Park, which has been designated an Economic Revitalization Zone.

It is exceptionally well located within 2.5 miles of Exit 2 off of the F.E. Everett Turnpike, and less than one-half mile from NH Rte 3A, offering easy access to points north and south. The Massachusetts border is less than 4 miles to the south, and the Manchester-Boston Regional Airport is less than 30 minutes to the north. Nearby by amenities include coffee shops, deli's and numerous other dining options, grocery stores, abundant retail, professional services, auto dealerships, fitness centers, a golf course and lodging.



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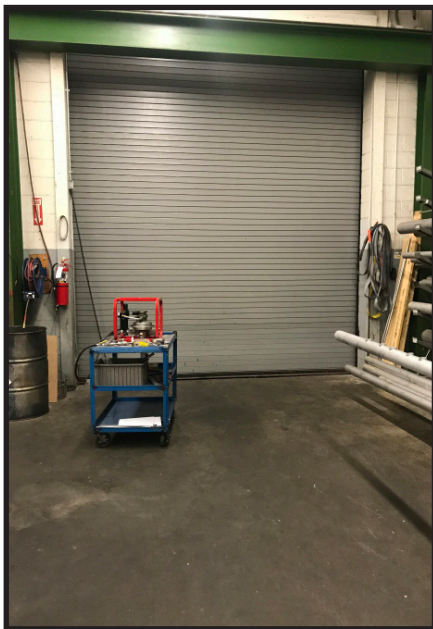
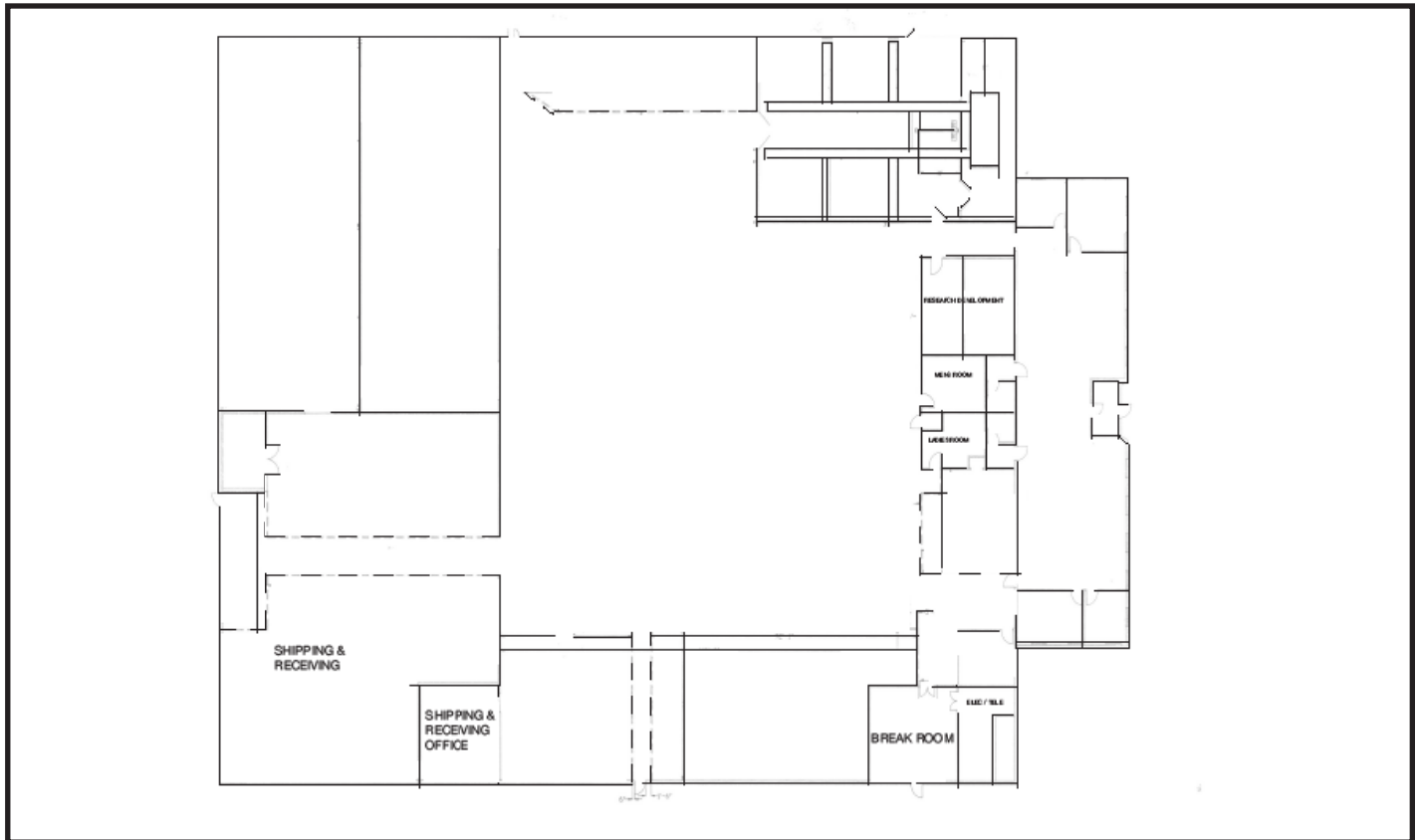
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## FLOOR PLAN



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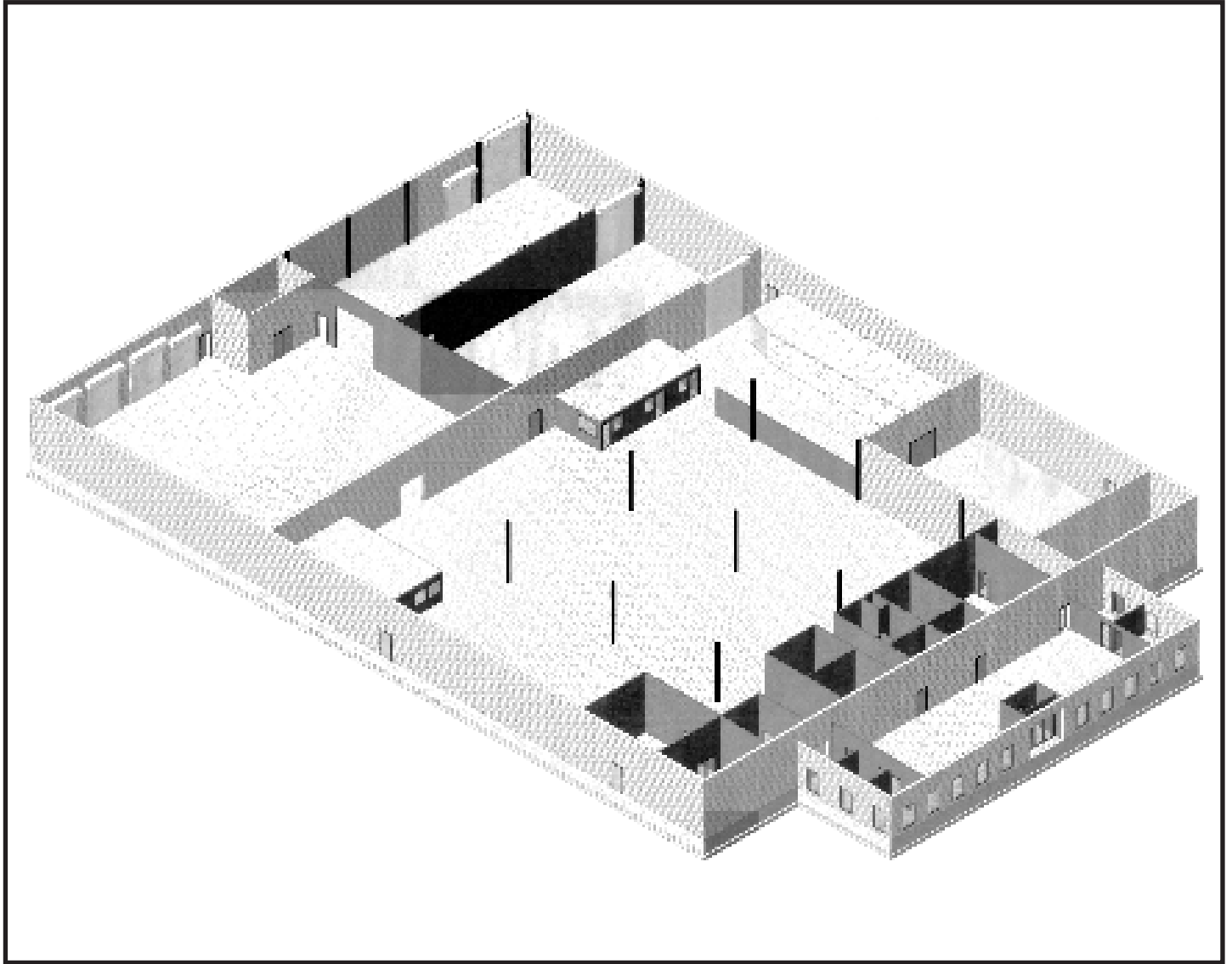
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**APPROXIMATE FLOOR PLAN**



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