

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 tpo 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:

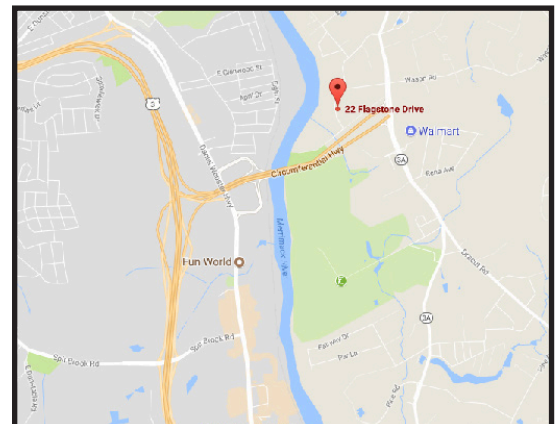
1978 / 2012

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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WRCRE.COM

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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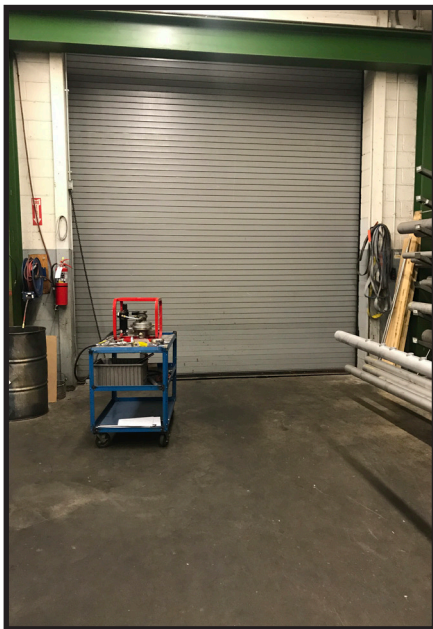
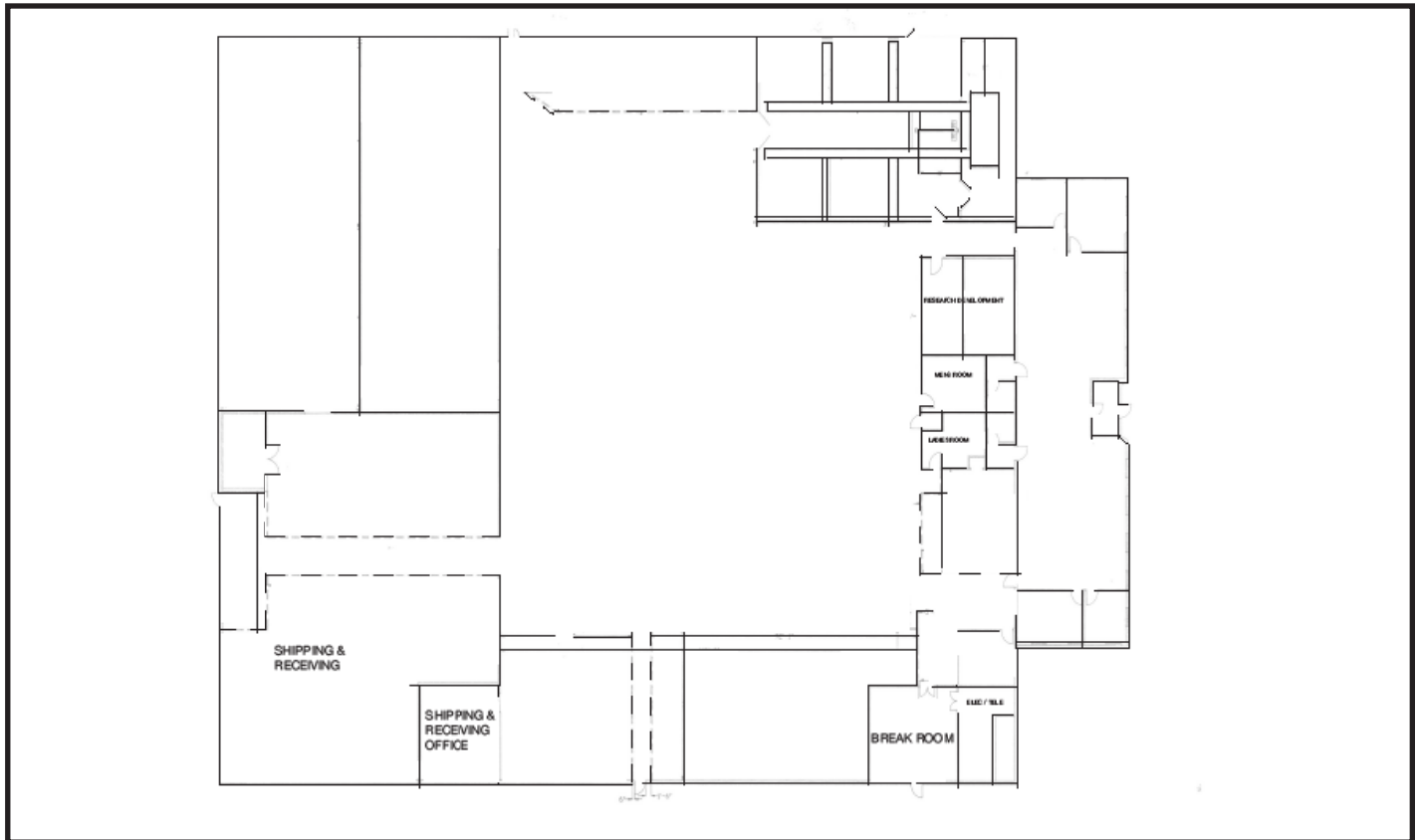
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FLOOR PLAN



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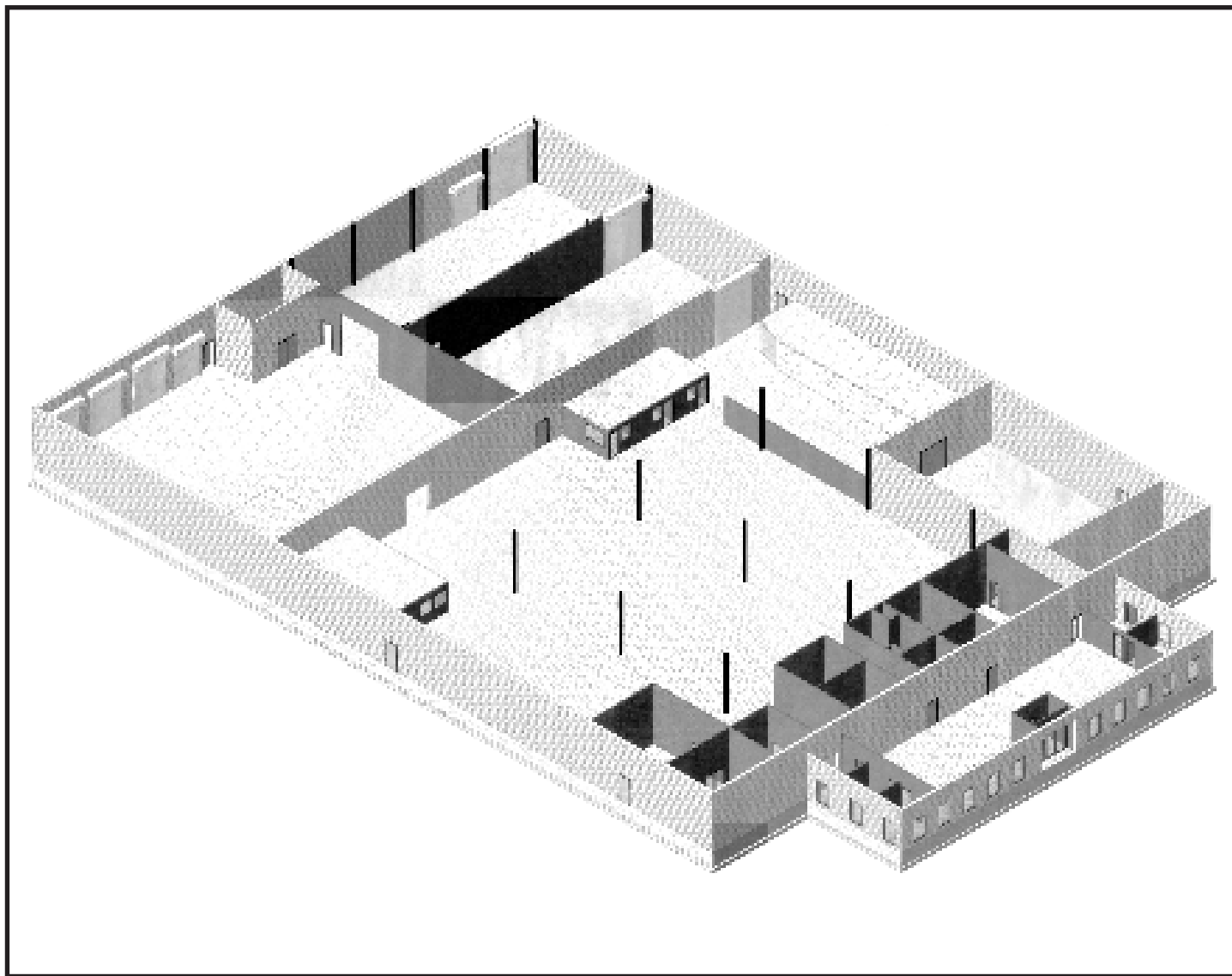
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Hudson, New Hampshire

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APPROXIMATE FLOOR PLAN



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