



FOR SALE OR LEASE

BUILDING DATA

Space Available: 1,250+/- SF up to 5,000+/- contiguous
 Total Vacant Available: 10,000+/- (in 5 units)
 Purchase Available: 16,875+/- (in 9 units)
 Building Size: 19,375+/- SF
 Mezzanine Space: 25x25/unit (not incl. in space avail.)
 Year of Const: 2006
 Type Const: Steel Frame
 Ceiling Height: 18'+/- Outside, 20-24' variable
 Exterior Finish: Vinyl/Metal
 Interior Finish: Masonry/Drywall
 Flooring: Concrete

SITE DATA

Type Property: Warehouse/Flex Space
 Lot Size: 2.87+/- acres
 Zoning: Industrial
 Loading: 10 Drive-ins

COMMENTS

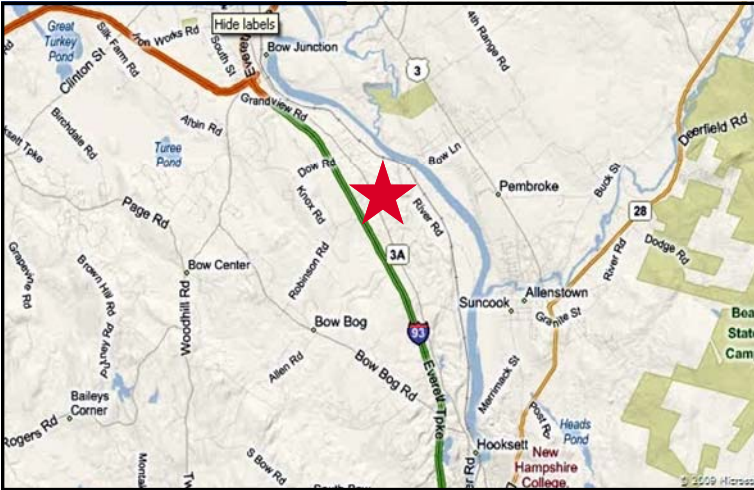
Fully approved industrial flex condominiums from 1,250sf-5,000sf contiguous. 9 of 10 units remaining for user/investor. Entire project with existing income for sale \$1,175,000. Priced below replacement value.

PRICING

- As an investment property: \$1,175,000
- Sold as an individual condo: \$56/SF - \$80/SF
- Leased as an individual condo: \$6.50/SF, NNN

Property being sold/leased "as is".
 Please see reverse side for unit breakdown.

7 Tallwood Road Bow | NH | 03304



NAI Norwood Group

Commercial Real Estate Services, Worldwide.

Contact Information

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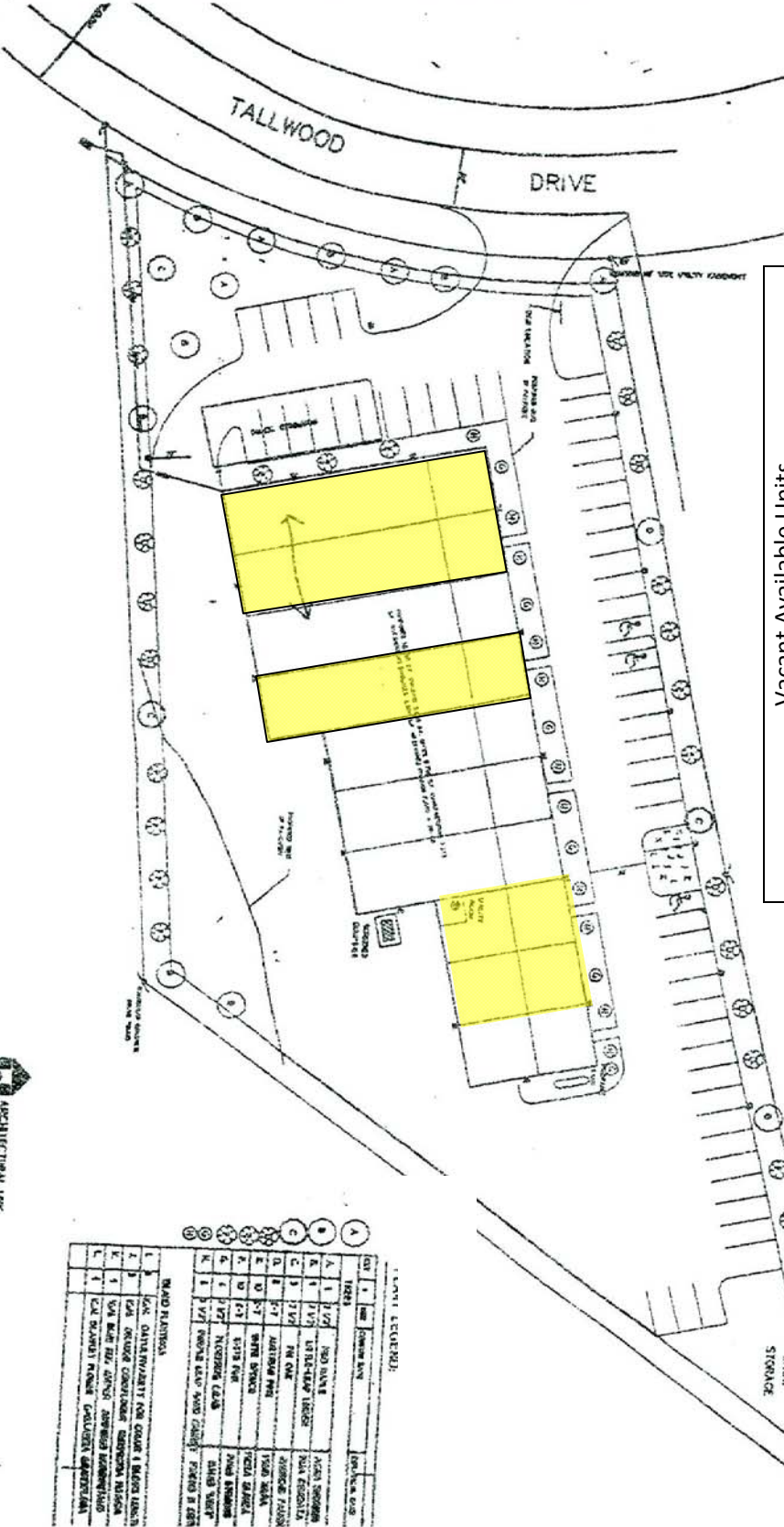
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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Vacant Available Units				
Unit	Square Foot	Type	PSF	Total Price
Unit 1	2,500	Shell	\$ 60	\$ 150,000
Unit 2	2,500	Shell	\$ 56	\$ 140,000
Unit 4	2,500	Fit Up	\$ 80	\$ 200,000
Unit 8	1,250	Fit Up	\$ 80	\$ 100,000
Unit 9	1,250	Fit Up	\$ 80	\$ 100,000

*For a package sale, units 5,6,7 and 10 will be included

**Unit 3 has been sold to a owner/user



RUSSELL LANGDON ARCHITECTURAL INC.
 ARCHITECTURAL INC.
 100 W. MAIN ST.
 BOW, NH 03304
 TEL: 603.888.1111
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NO.	DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
1	CONCRETE FOUNDATION	1	150,000	150,000
2	FOUNDATION WALLS	1	140,000	140,000
3	FOUNDATION ROOF	1	200,000	200,000
4	FOUNDATION INTERIORS	1	100,000	100,000
5	FOUNDATION EXTERIORS	1	100,000	100,000