

*Industrial Property For Sale or Lease*

# 17 Industrial Drive

Exeter, NH 03833



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**NORDLUND  
ASSOCIATES**



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Exeter, NH 03833

Nordlund Associates, Inc. is pleased to present a rare opportunity to lease or purchase a high bay warehouse/manufacturing building in Exeter, NH. 17 Industrial Drive is an +/- 17,740 square foot building consisting of 16,000 SF footprint and 1,740 sf of mezzanine.

Constructed in 1990, it has 18-20' clear height, one loading dock with dock leveler, two drive-in doors, and ample parking.

Warehouse is heated with 4 Modine heaters, heating and cooling are provided to the office by a newly installed mini-split system.

Contact Nordlund Associates Inc. for more detail.

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# Property Summary

## Location Description

17 Industrial Drive, Exeter is located in a well-established business park just off of Epping Rd./ Rt. 27 with excellent access to Manchester, Portsmouth and Boston. Neighbors include F. W. Webb, Unitol Electric, Frontgrade Technologies, Sig Sauer and The Rinks at Exeter. This combination of excellent transportation access and a variety of nearby resources makes this commercial property an appealing choice for businesses seeking both logistical efficiency and a well-rounded location.



Lot Size

**1.5 Acres**



Total SF

**+/- 17,740 SF**



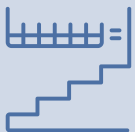
Lease Price

**\$12.00 per  
SF NNN**



Sale Price

**Market**



Mezzanine

**+/- 1,740 SF**



Utilities

**Unitol for  
Gas and Electric**



Power

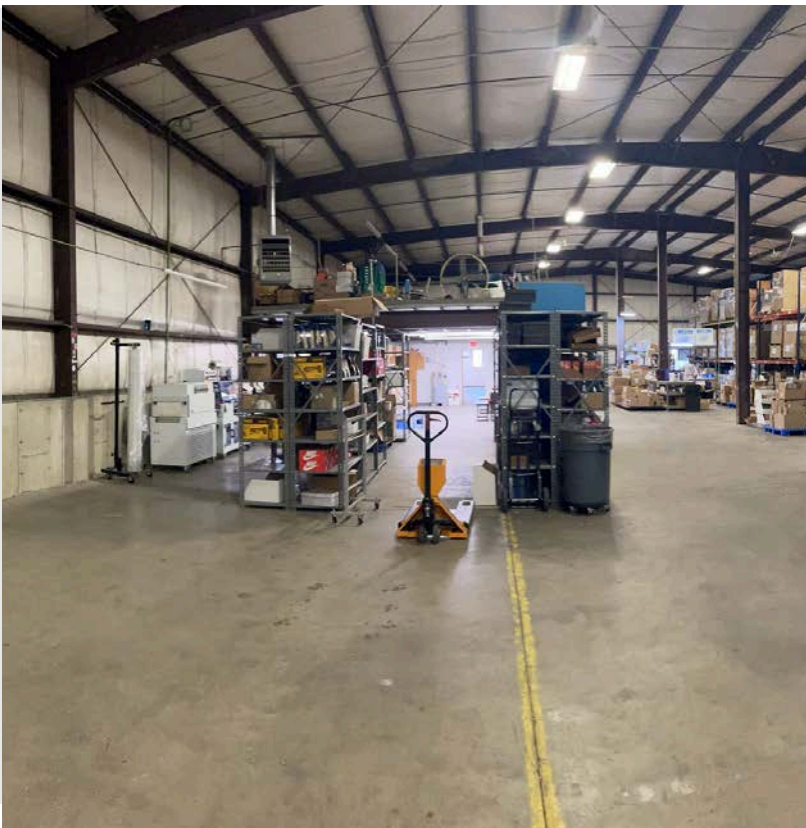
**277/480v  
400 amp**



Water & Sewer

**Municipal**

# 17 Industrial Drive





## Distances

To US Rte 101: **3 Minutes / 1 Mile**



To I-95: **10 Minutes / 8 Miles**



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