

EXCLUSIVE OFFERING
4 Linlew Drive
Derry, New Hampshire



For Lease or Sale

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The Meg Companies is pleased to present a 53,400 SF warehouse/manufacturing facility available for sale or lease at 4 Linlew Drive, Derry, New Hampshire. This formerly owner-occupied facility has been maintained in excellent condition and boasts a 3,400 Amps of power and 100% HVAC throughout via 15 roof-mounted package units. Located just 2.3 miles from I-93 between exits 4 and 5, 4 Linlew Drive is situated in the heart of a commercial neighborhood with such retailers as Shaws, AutoZone, Hannafords, Bank of America and immediately adjacent to the proposed Super Wal-Mart site.



For more information or to schedule a tour, please contact:

Andy Levy

603.434.6700

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25 Orchard View Drive
Londonderry, NH 03053
603.434.6700

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PROPERTY SPECIFICATIONS:

Building Description

Total Building Size:

53,400 SF

Acres:

3.70 Acres

Year Built:

1972

Construction:

Masonry and block

Clear Height:

16 Feet

Parking:

115 Spaces on site plus 29 spaces provided by easement

Electric Service:

Three separate transformers

1600 amps at 480/277 volts

1200 amps at 480/277 volts

600 amps at 208/120 volts

HVAC System Description:

15 rooftop mounted package units with a combined 177 tons of cooling

Loading Docks:

Three (3) tailboard height loading docks, one (1) drive-in door

Zoning:

Industrial IV (allows for retail businesses)

Lot:

Map 128/Lots 08278-1

Fire Suppression:

Wet system

2006 Real Estate Taxes:

\$0.80 PSF

Estimated CAM:

\$0.75 PSF

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