

**For Sale & Lease**

# Manufacturing/ Warehouse Building


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## 673 Industrial Park Road Littleton, NH

### Property Highlights

- Flexible industrial/manufacturing building available for sale or lease, conveniently located near I-93 and Route 302
- Situated in Littleton's active Industrial Park, home to 17+ businesses and more than 1,200 employees
- Versatile open layout featuring large column spacing and 4 loading docks to support a range of operations
- Equipped with a 1,200-amp, 480-volt, 3-phase electrical system, ideal for heavy manufacturing or warehousing needs
- Ample on-site parking and efficient site layout for truck access and maneuverability
- Just minutes from downtown Littleton, offering access to a variety of retail, dining, and business services


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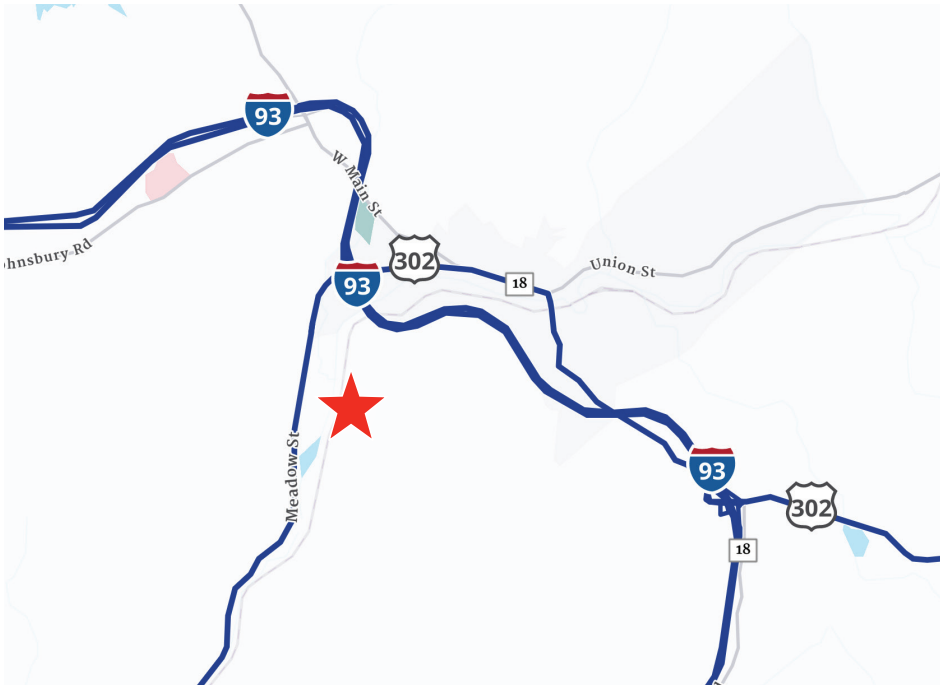
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## Specifications

| | |
|---|---|
| Address: | 673 Industrial Park Road |
| Location: | Littleton, NH 03561 |
| Building Type: | Industrial |
| Year Built: | 1987 |
| Total Building SF: | 20,064± |
| Acreage: | 4.1± |
| Floors: | 1 |
| Utilities: | Municipal water & sewer<br>Propane |
| Zoning: | Industrial Zone District |
| Clear Height: | 14'± to 19'± |
| Ceiling Height: | 16'± to 21'± |
| Loading Docks: | 4 |
| Sprinklers: | Wet system |
| Power: | 1200A; 480V; 3 phase |
| 2024 NNN Expenses: | CAM: TBD<br>Taxes: $.81 |
| Lease Rate: | $9.95 NNN |
| List Price: | ~~$2,295,000~~ $1,995,000 |

*Single tenant building, remaining expenses TBD.*

## Locator Map











**Contact us:**

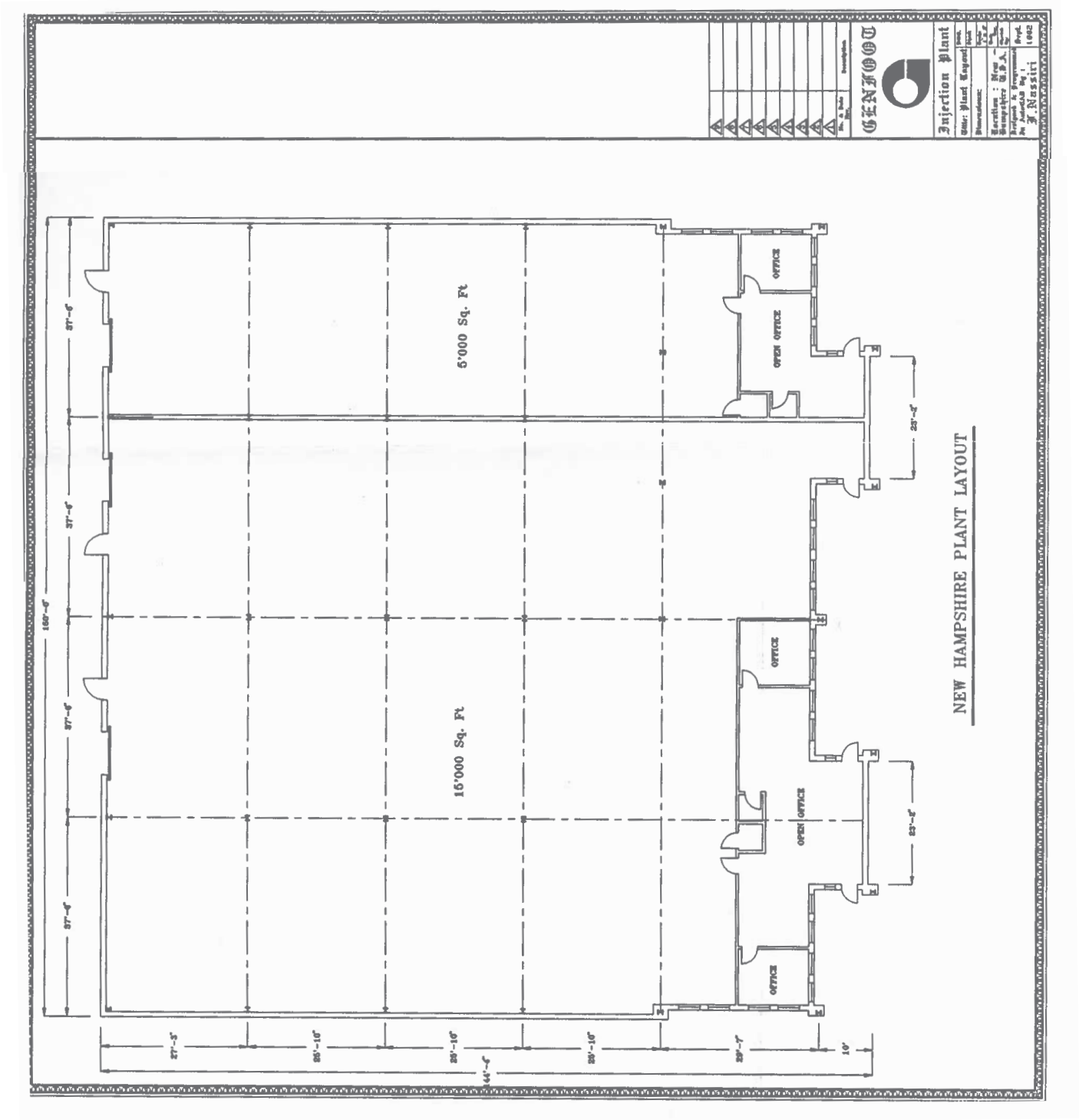
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# Floor Plan



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# Site Plan

