

FOR LEASE

# 33 CONSTITUTION DRIVE

HUDSON, NEW HAMPSHIRE

**±32,864 SF**

**Flex/R&D/Warehouse**







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## BUILDING SPECIFICATIONS

PROPERTY:	±32,864 SF single-story facility with ±6,360 SF finished mezzanine
SITE SIZE:	3.642 Acres
YEAR BUILT:	2006
UTILITIES:	Electric: 3-phase - Eversource Energy Municipal Water & Sewer: Town of Hudson Natural Gas: Liberty Utilities
HVAC:	Fully air-conditioned
LOADING:	6 Drive-in doors 1 Dock-high
CEILING HEIGHT:	24'
TOTAL PARKING:	65 Spaces
ZONING:	I - Industrial
FEATURES:	<ul style="list-style-type: none"><li>• Employee Cafeteria</li><li>• Locker Room</li><li>• Anti-static paint on floor in manufacturing areas</li></ul>



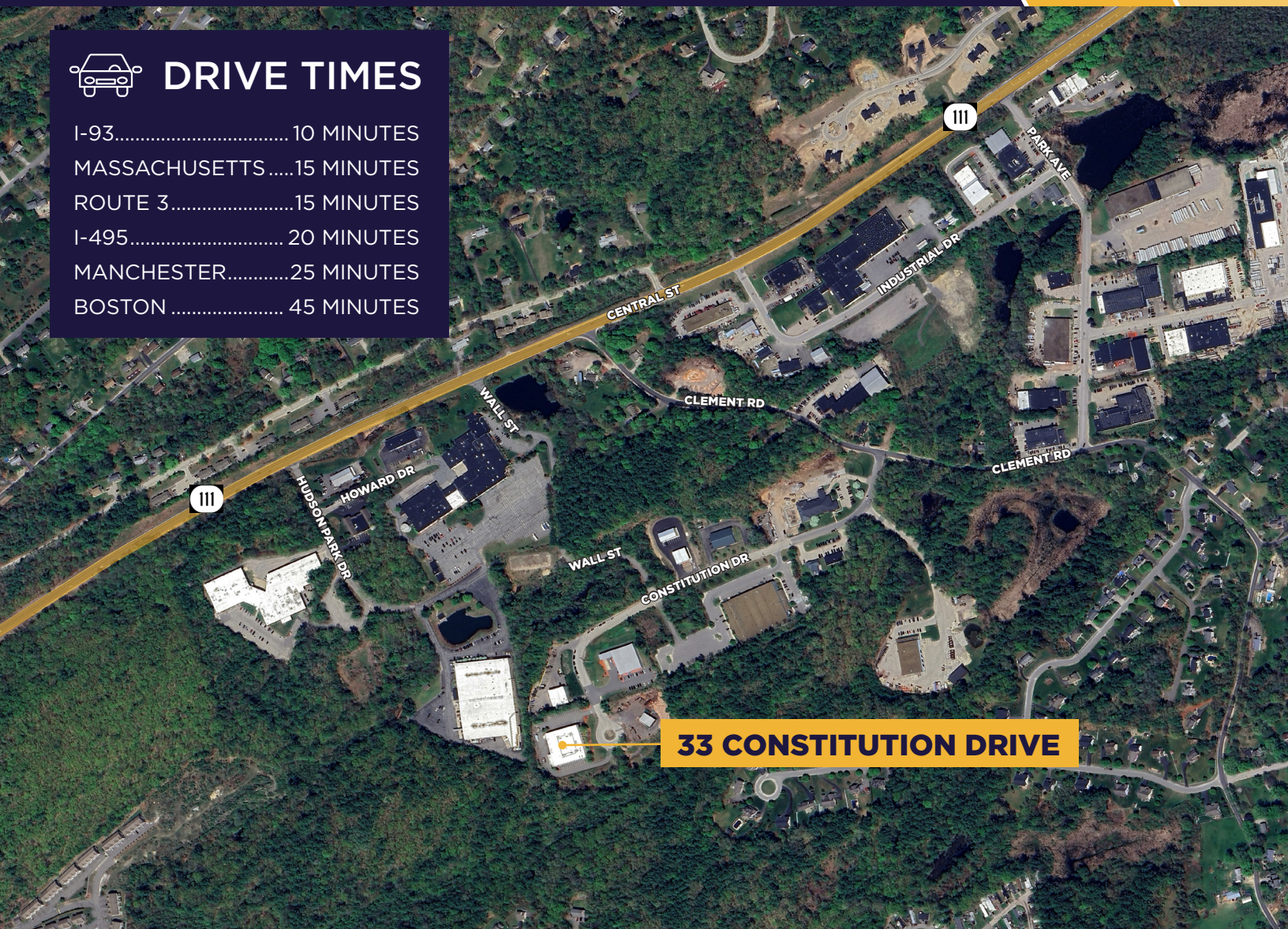


# LOCATION MAP







## DRIVE TIMES

I-93..... 10 MINUTES  
MASSACHUSETTS .....15 MINUTES  
ROUTE 3.....15 MINUTES  
I-495..... 20 MINUTES  
MANCHESTER.....25 MINUTES  
BOSTON ..... 45 MINUTES



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## 2024 DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
 Population	92,969	382,277	875,753
 Households	36,427	147,968	329,171
 Median Age	41.4	41.1	40.6
 Avg Household Income	\$145,455	\$139,150	\$139,438





MANUFACTURING SPACE



CAFETERIA



CONFERENCE ROOM



MEZZANINE

For more information,  
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