

36,500 - 88,250 SF INDUSTRIAL BUILDING



350 GAY STREET

MANCHESTER, NH

FOR LEASE OR SALE



STATE-OF-THE ART INDUSTRIAL SPACE
AVAILABLE IMMEDIATELY

THE PROPERTY



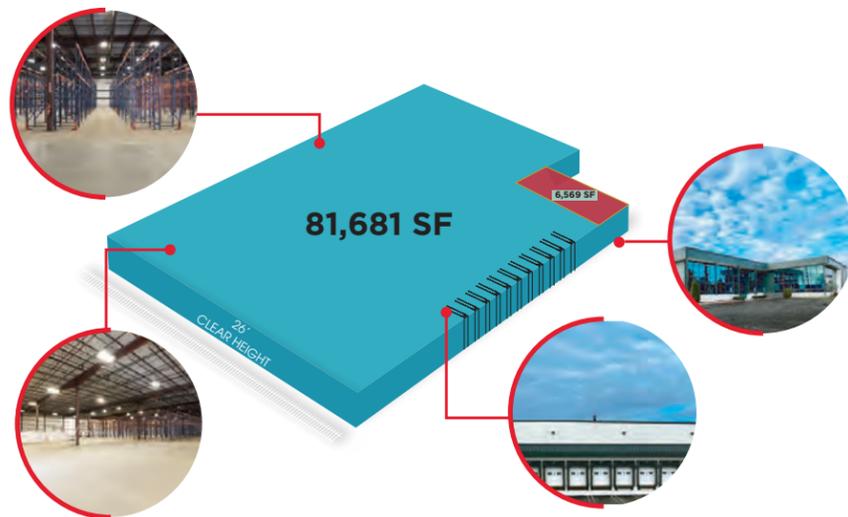
PROPERTY OVERVIEW

350 Gay Street is a newly renovated 88,250 SF warehouse available for lease. The property is located in a popular industrial park, immediately off Exit 2 of I-293, 1 mile from the F.E. Everett Turnpike and less than 3 highway miles to I-93.

Constructed in 1970 and renovated in 2006 and 2023, the building features 26' clear height, 40' x 50' column spacing, 11 loading docks, open concept breakroom and updated office space. Recent improvements and upgrades include energy efficient corrugated wall siding, an air exchanger capable of refreshing the air in entire warehouse in 4-minutes and LED lighting throughout. This steel frame building sits on 3.32 acres of industrial zoned land, adjacent to the CSX Rail line. The building could be divisible to accommodate multiple tenants and has the potential for rail access.

Amenities in the immediate area include the popular Airport Diner, and a variety of fast-food establishments, gas stations, convenience stores and the Holiday Inn. In addition, the Mall of New Hampshire, and a wide variety of amenities on South Willow Street are less than 1 mile to the east.

350 Gay Street is ideal for small-to-mid-size industrial users requiring quick access to the Manchester Boston Regional Airport and all of New Hampshire's major highways.



BUILDING SPECS

88,250 SF divisible to 36,500 SF.

Building Size	First floor features 65,900 SF of 26' clear warehouse space, 8,250 SF of 9' clear flex space and 2,850 SF of office space. Second floor features 7,571 SF of 12' clear forklift accessible warehouse space and 3,781 SF of office space including an 8' x 10' walk-in safe.
Construction	Steel frame with aluminum panel siding
Lot Size	3.32 acres
Rail	CSX Rail capable
Year Built	1970, renovated 2006 & 2023
Zoning	Industrial
Floors	Two
Roof	0.60 inch thick mechanically-fastened EPDM membrane with 40-year warranty installed December 2006.
Clear Height	26'
Column Spacing	40' x 50'
Loading Docks	11, 10 with levelers
Elevators	One 2,100 lb. passenger elevator with dual openings
Telecommunications	Comcast
HVAC	Gas powered ICE air exchanger/heater in warehouse. Office area is air-conditioned.
Lighting	All new LED fixtures throughout, motion sensor LED lighting in warehouse
Power	1200 AMP, three phase, four wire, 277/480 volt main
Utilities	Electricity - Eversource Gas - Liberty Utilities Water & Sewer - City of Manchester
Life Safety	Wet sprinklered throughout
Restrooms	Three restrooms on first floor; four on second floor plus private restroom with shower in executive office.
Parking	66 paved spaces (.75/1000 RSF) expandable to 101 spaces

PROPERTY PHOTOS

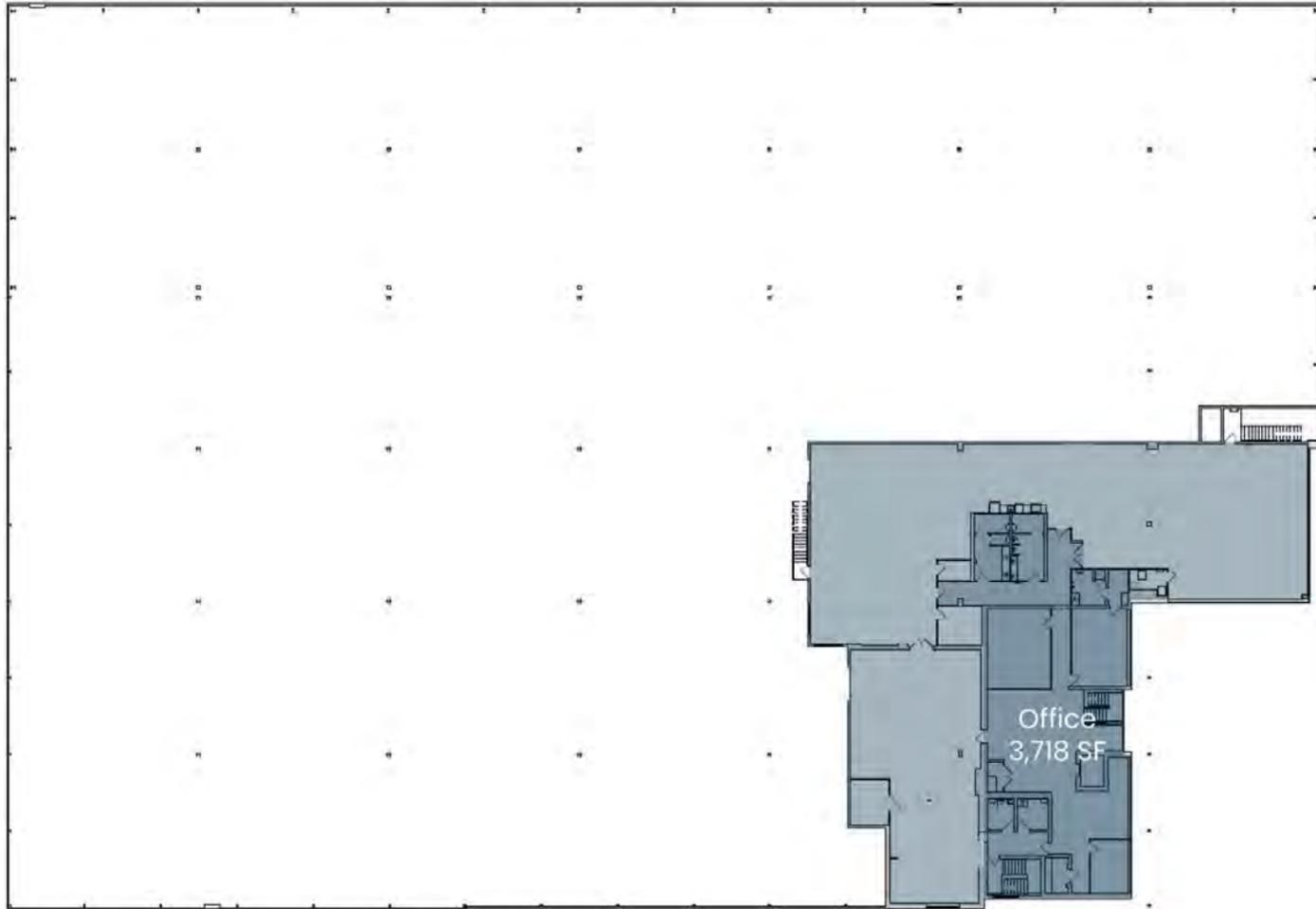
88,250 SF
AVAILABLE TODAY



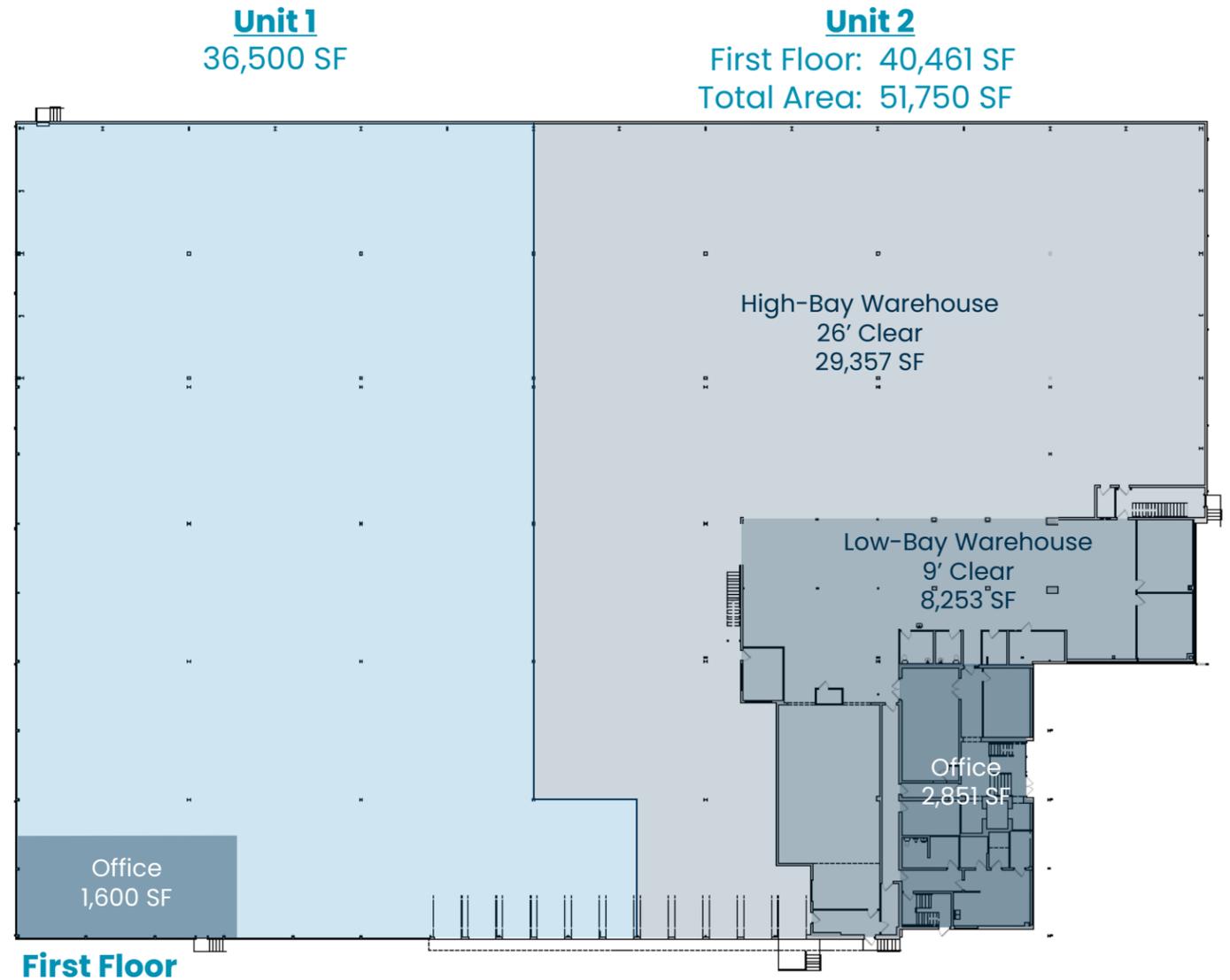
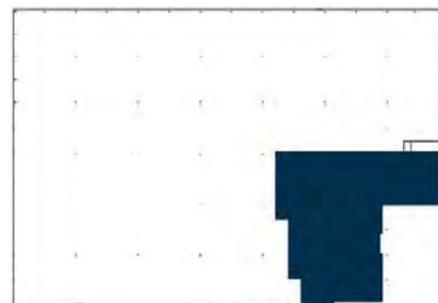
88,250 SF
AVAILABLE TODAY

88,250 SF
AVAILABLE TODAY

POTENTIAL MULTI-TENANT PLAN



Second Floor



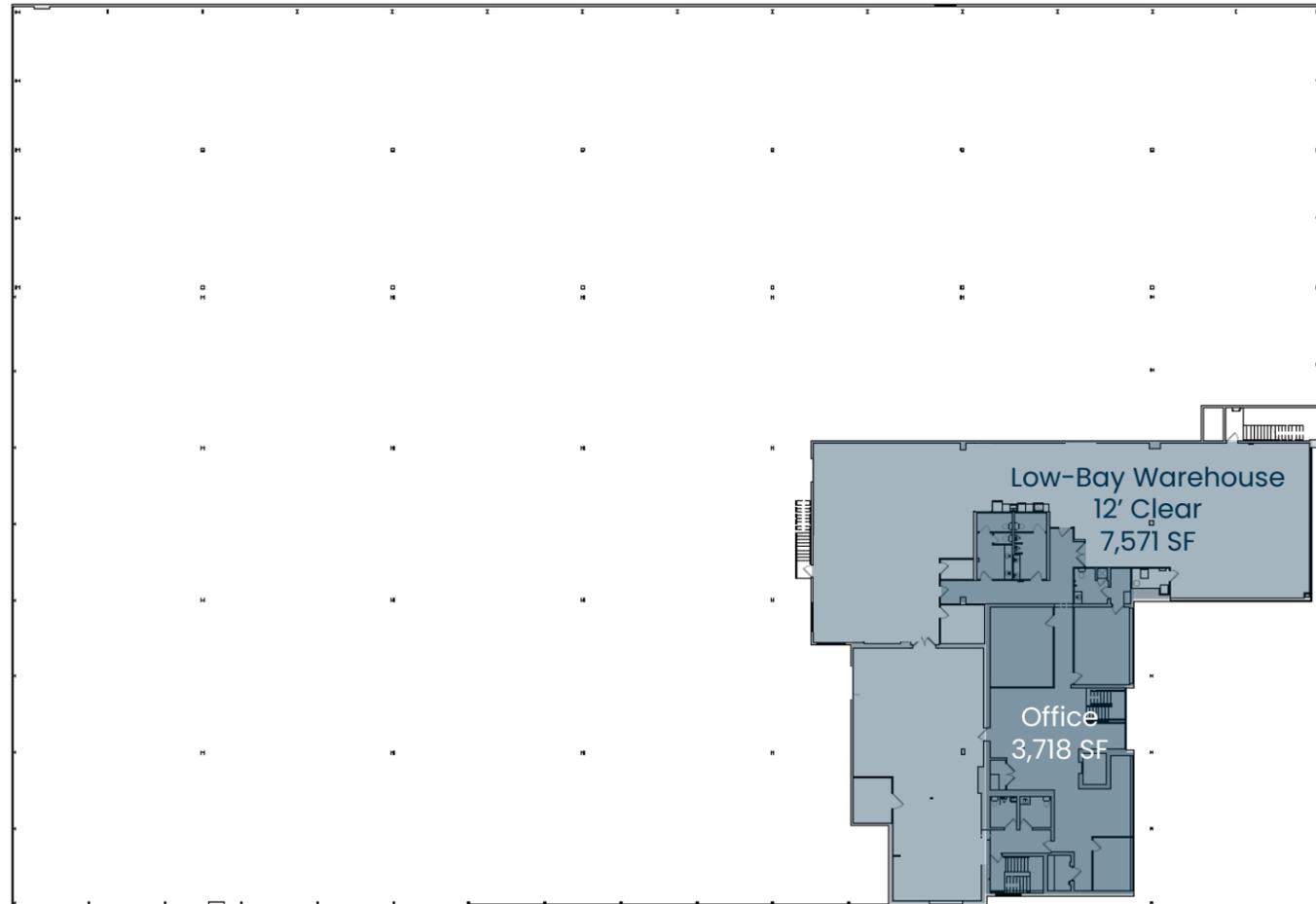
First Floor



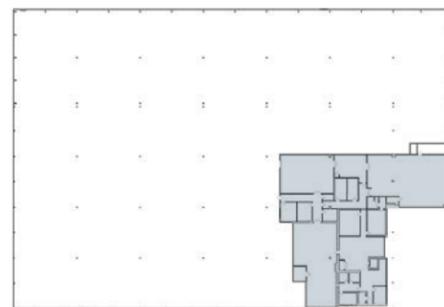
88,250 SF
AVAILABLE TODAY

POTENTIAL MULTI-TENANT PLAN

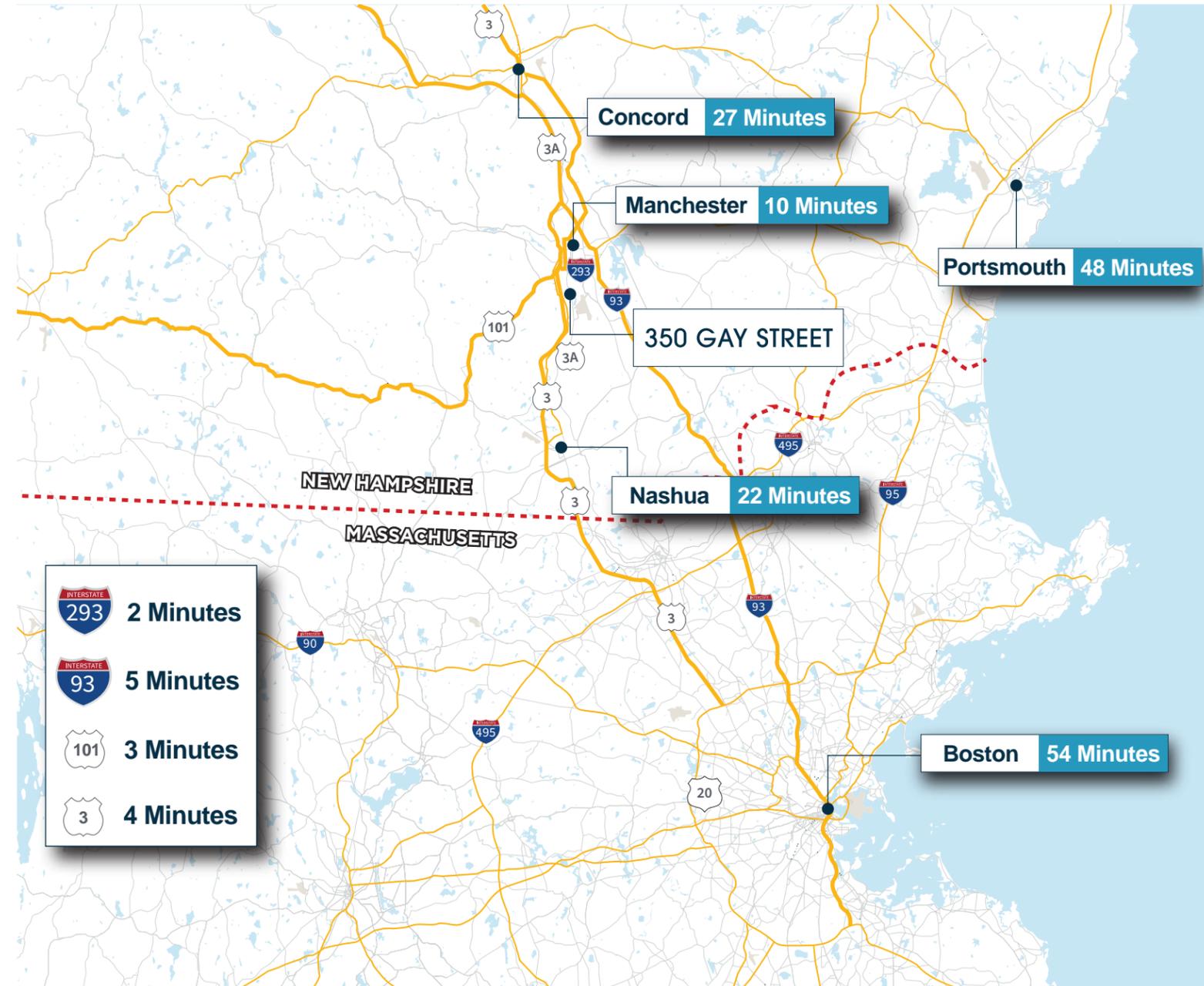
Unit 2
Second Floor: 11,289 SF
Total Area: 51,750 SF



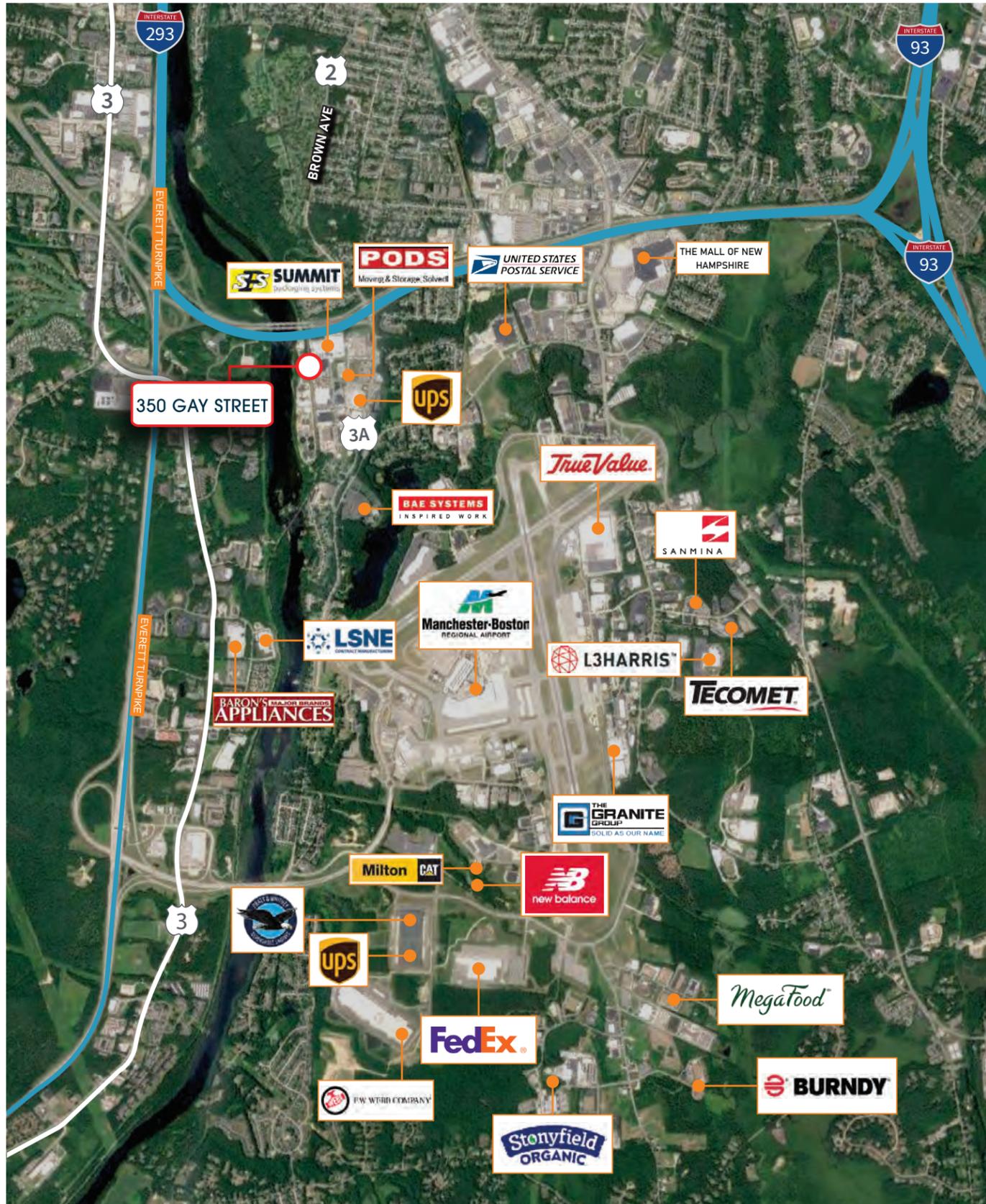
Second Floor



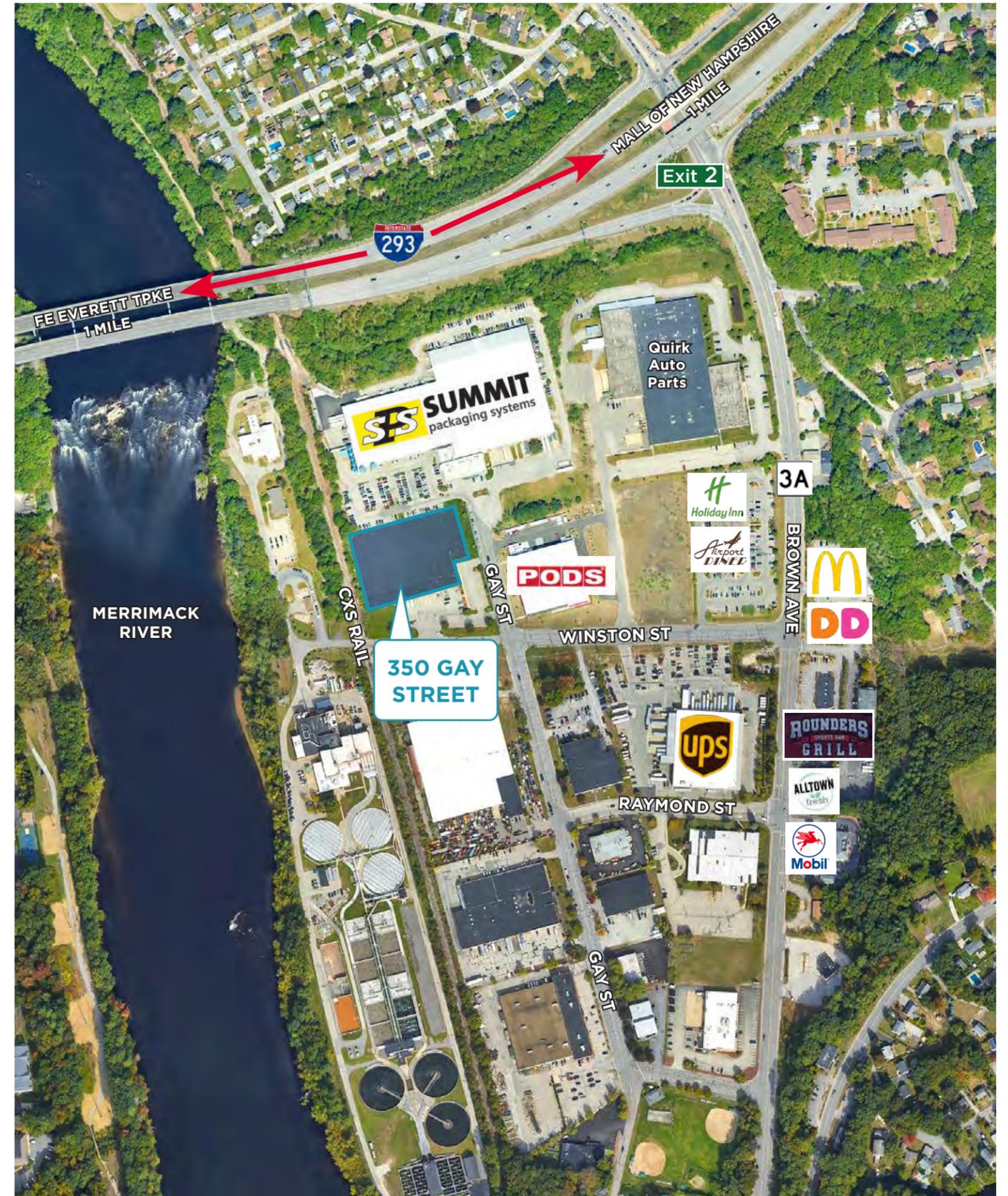
LOCATION OVERVIEW



CORPORATE NEIGHBORS



AREA AMENITIES



88,250 SF INDUSTRIAL BUILDING
350 GAY STREET
MANCHESTER, NH



THOMAS FARRELLY, SIOR
Executive Managing Director
+1 603 661 4854
thomas.farrelly@cushwake.com

DENIS C.J. DANCOES II
Executive Director
+1 603 661 3854
denis.dancoes@cushwake.com

SUE ANN JOHNSON
Managing Director
+1 603 490 6900
sueann.johnson@cushwake.com

BLAKE BALDWIN
Executive Managing Director
+1 858 692 5544
blake.baldwin@cushwake.com

Cushman & Wakefield of New Hampshire, Inc.
900 Elm Street, Suite 1301
Manchester, NH 03101
+1 603 628 2800
cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

