

Industrial For Lease



Cushman & Wakefield of NH Inc

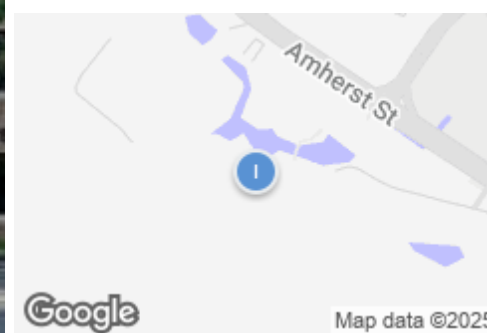
900 Elm St., Ste 1301 Manchester, NH 03101 | 603-628-2800

24' Clear Whse/Flex Available

22 Cotton Road, Nashua, NH, 03063

Industrial For Lease

Prepared on January 23, 2025



Listing Details | Industrial For Lease

| | |
|-----------------------|---------------------------|
| Suite | 120, 130 & 140 |
| Secondary Uses | Flex/R&D |
| Sublease | - |
| Total Available Space | 56,597 SF |
| Min Div/Max Contig | 17806/56,597 SF |
| Asking Rate | |
| Lease Type | NNN |
| Expenses | - |
| Vacant | No |

| | |
|-------------------|------------------|
| Vacant Date | 1/31/2026 |
| Available Date | 2/01/2026 |
| Date Listed | 1/23/2025 |
| Last Modified | 1/23/2025 |
| Listing ID | 41804619 |
| Yard | No |
| Ceiling Height | 24 ft |
| Dock High Doors | 5 |
| Grade Level Doors | - |

Property Details

| | |
|---------------------|---------------------------------|
| Property Type | Office |
| Sub Type | General |
| Zoning | PI/MU |
| Building Status | Existing |
| Building Size | 153,700 SF |
| Property Rent | \$12.02/SF (Average) |
| Land Size | 10.17 Acres / 442,795 SF |
| Number of Buildings | 1 |

| | |
|----------------------|------------------------------|
| Floors | 2 |
| Year Built/Renovated | 1989, 2018 |
| Primary Construction | Masonry |
| Occupancy Type | Multi-tenant |
| Parcels | 0000H-000484 |
| Legal Owner | Lpch New Hampshire Lp |
| Submarket | - |
| County | Hillsborough |

Description

Three industrial units coming available Feb 1, 2026. Unit 120 is 19,916 SF; Unit 130 is 17,806 SF and Unit 140 is 18,875 SF. Units can be leased together or separately. Each unit has office space in the front and 24' air-conditioned warehouse space in the back. There will be some racking in place as well as an automated rotating racking system for maximum efficiency.

This property offers high image 24' clear warehouse/light manufacturing/flex space, with tailboard height loading docks, heavy power and ample parking. The immediate area offers a wide array of amenities including restaurants, hotels, child care, healthcare, fitness services, financial institutions and an abundance of retail services. 22 Cotton Road is easily accessible via Exits 7 and 8 of Route 3 / F.E. Everett Turnpike and is located less than eight miles from the New Hampshire / Massachusetts border. The property is adjacent to the Nashua Airport and the Manchester • Boston Regional Airport, I-293 and I-93 are less than a 15 minute drive. This location is ideal for companies that want to enjoy the tax, labor and quality of life...

Contact



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