



FOR SUBLEASE

9A COLUMBIA DRIVE

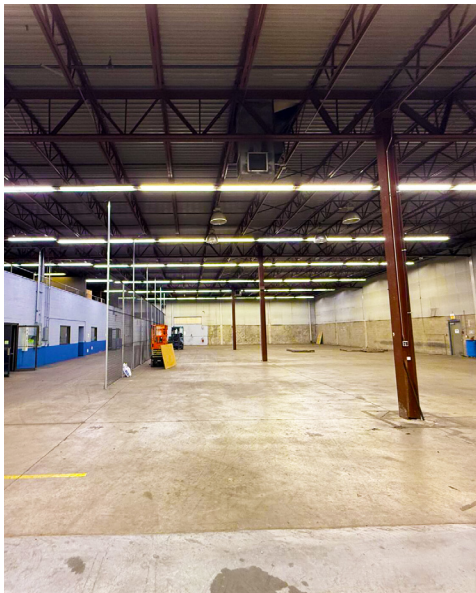
AMHERST, NEW HAMPSHIRE



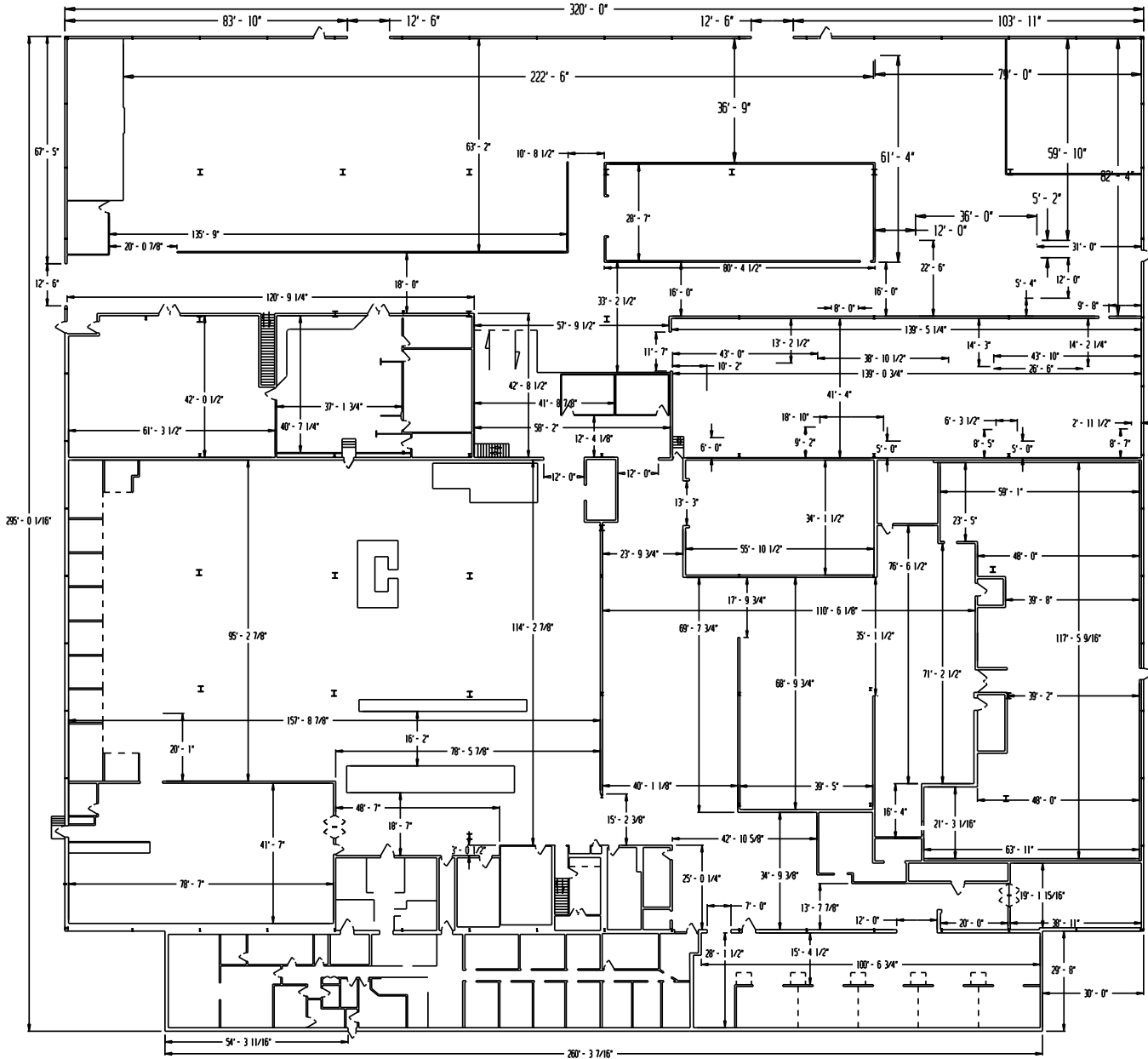
CUSHMAN &
WAKEFIELD

Building Specifications

- **Building Size:** 92,600 SF
- **Site Area:** ±6.77 acres
- **Year Built:** 1975
- **Floors:** Single-Story
- **Clear / Wall Height:** 18'
- **Parking:** 92 paved spaces; located on the east, south & west sides of the building
- **Loading & Doors:** One interior dock-high position with ramp; three overhead doors
- **HVAC:** (5) 30-ton rooftop packaged units (propane heat/electric cooling)
- **Heat:** Propane (15,000 gallon propane)
- **Electrical:** 2,000 Amps, 277/480V, 3-phase, 4-wire
- **Lighting:** Approx. 70% of shop upgraded to LED in past 3 years
- **Fire/Life Safety:** Emergency exit lighting & extinguishers. Building not sprinkled
- **Zoning:** IND – Industrial District
- **Construction:** Steel frame; slab-on-grade; masonry/CMU lower with insulated metal panel upper; flat roofs (EPDM & PVC)
- **Utilities**
 - **Electric:** Eversource
 - **Municipal Water:** Pennichuck Water Works
 - **Sewer/Septic:** On-site septic
 - **Propane:** Fred's Energy



FLOOR PLAN



AVAILABLE

9A COLUMBIA DRIVE

AMHERST, NEW HAMPSHIRE



Blake Baldwin

Executive Managing Director

+1 617 279 4587

blake.baldwin@cushwake.com

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

Michael Holmes

Associate

+1 617 219 7628

michael.holmes1@cushwake.com

Joe Kelly

Associate

+1 617 204 4127

joe.kelly1@cushwake.com

Tom Farrelly

Associate

+1 603 828 3072

tom.farrelly@cushwake.com

Cushman & Wakefield of New Hampshire, Inc.

900 Elm Street, Suite 1301, Manchester, New Hampshire 03101

©2025 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.

