

FOR SALE

COOLIDGE MILL BUSINESS PARK ~ 93 - 97 EDDY ROAD



Coolidge Mill Business Park

Excellent opportunity to purchase commercial space in Manchester's Millyard. Coolidge Mill Business Park consists of three recently renovated historic mill buildings located at 93, 95 & 97 Eddy Road. The property contains a diverse mix of office, industrial and warehouse space in all sizes to support any type of business.

These beautiful buildings feature loading docks, ample parking, operable windows and highway visibility. The property is located just off I-293 and is easily accessible from Routes 101 and I-93. Come be a part of Manchester's revitalized Millyard!



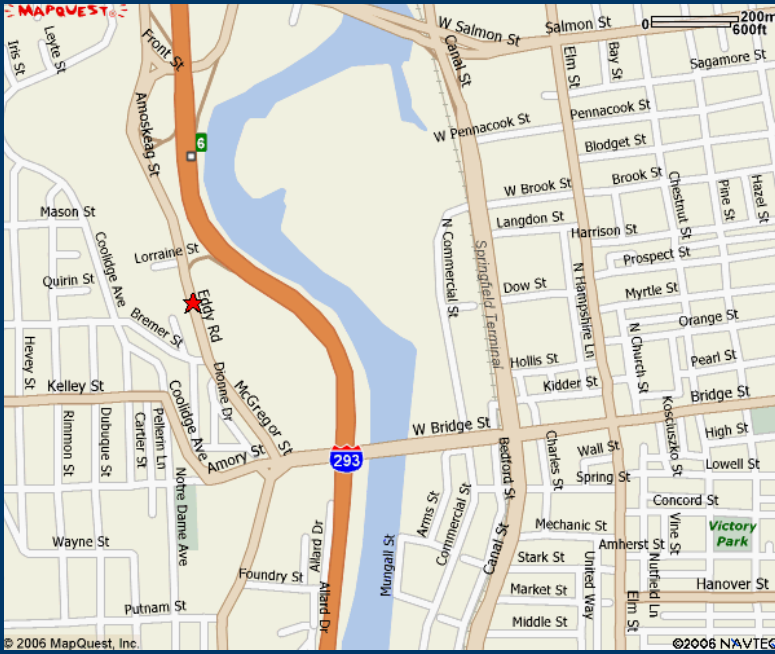
FOR MORE INFORMATION
PLEASE CONTACT:

Charles N. Panasis
603-622-6223 x1022
cpanasis@bradysullivan.com

Benjamin S. Kelley
603-622-6223 x1121
bkelley@bradysullivan.com



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670 N. Commercial Street, Manchester, NH 03101

Fax 603-622-7342 www.bradysullivan.com

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SPECIFICATIONS

Building Area:	195,078 SF (total)
	93 Eddy Road 68,418 SF
	95 Eddy Road 84,394 SF
	97 Eddy Road 42,266 SF
Land Area:	5.84 Acres
Zoning:	TPK5
Year Built:	93 Eddy Rd. - 1890, 95 Eddy Rd. - 1919, 97 Eddy Rd. - 1935
Elevators:	95 Eddy Road, 10,000 lbs capacity (freight & passenger)
Construction:	93 & 95 Eddy Road- Concrete & Brick 97 Eddy Road- Wood Frame
Roof:	97 Eddy Road - EPPM. 93 & 95 Eddy Road - New 2006
Ceiling Height:	8' - 16'
Electric:	PSNH, 3 Phase 200 AMP, separate service
HVAC:	Heat/cool via split systems
Water/Sewer:	Municipal
Gas:	Keyspan
Loading:	Dock and Drive-In
Parking:	Surface