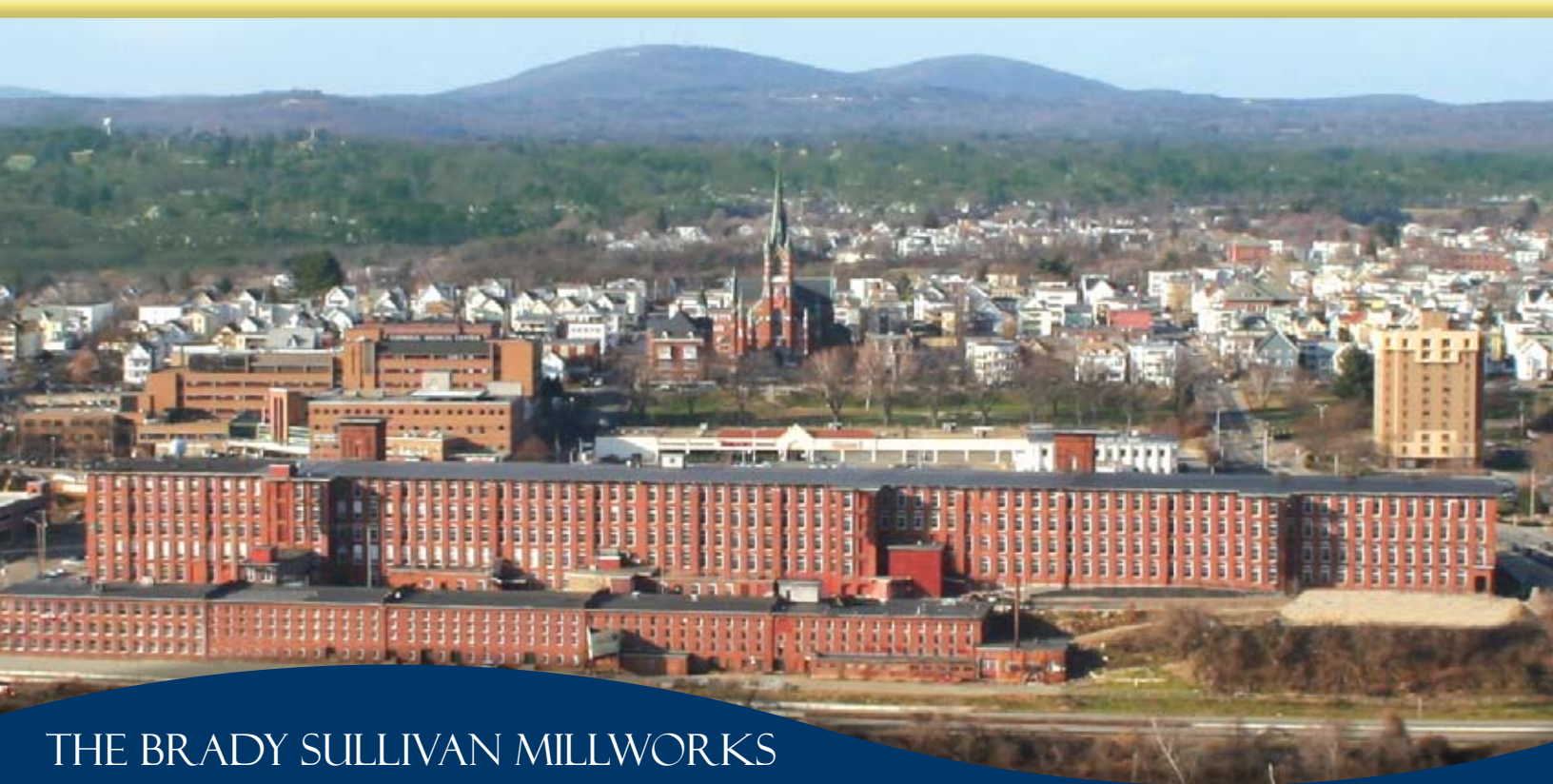


FOR SALE

BRADY SULLIVAN MILLWORKS ~ 195 MCGREGOR STREET
PRESENTS COMMERCIAL CONDOMINIUMS



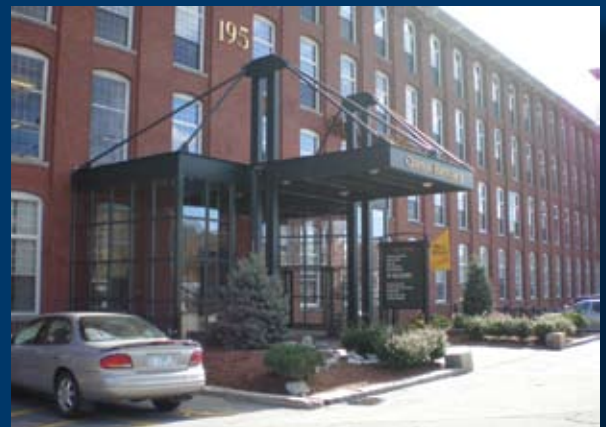
THE BRADY SULLIVAN MILLWORKS

consists of two beautifully restored mill buildings located at 195 McGregor Street in Manchester, NH. The MillWorks, now being offered as commercial condominiums for sale, contains a convenient mix of Class A office, commercial, and industrial space ranging from attractive full service build-outs to spacious undeveloped floor plates.

Exposed brick and beam, abundant natural light, an on-site cafeteria and operable windows add to the convenience and charm of this meticulously restored mill building. Brady Sullivan also offers custom space planning and turn-key build out to help with your transition from start to finish.

- **Ideal for medical professionals**
- **Directly across the street from CMC**
- **Panoramic views**
- **Operable windows**
- **Exposed brick and beams**

Don't miss this incredible opportunity to bring your business to the thriving Manchester Millyard today!



FOR MORE INFORMATION
PLEASE CONTACT:

Charles N. Panasis
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Spectacular City Views!

SPECIFICATIONS

Building Area:	555,774 SF
Land Area:	10.35 Acres
Zoning:	Amoskeag Millyard Use District (AMX). Primary permitted uses include R&D, manufacturing, warehousing, retail trades, restaurant, business and professional offices
Year Built:	1890/renovated 2000-2004
Stories:	Main building- 5, Annex- 4
Elevators:	Four total. 2- passenger and 2- freight
Construction:	Masonry frame, mill-type construction with granite block and brick pier foundation
Roof:	Pitched wood frame structure, covered primarily with rubber membrane
Ceiling Height:	14 FT - 18 FT
Loading:	Strategically located loading docks
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	1,200-amp main panel, 277/480 volt, 3 phase capacity. Additional underground conduits installed and switched gear in house for additional 4,000 amp service
Parking:	650 spaces
HVAC:	Primary heat is oil-fired, steam boilers. Cooling includes a 300 ton cooling tower
Fire Safety:	Wet sprinklers
Sale Price:	Please call for pricing

