



# 51 FALTIN DRIVE

## MANCHESTER, NH

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11,189 SF | INDUSTRIAL BUILDING ON 1.7 ACRES FOR SALE OR LEASE

- Large paved yard
- 17 Drive-in doors
- Visibility from South Willow Street (Route 28) 43,000+ cars per day
- Zoned Industrial (IND) allowing for multiple uses by right
- Drive-thru truck wash bay
- Mechanics pit for truck maintenance
- On-site fleet fuel tank



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

11,189 +/- SF INDUSTRIAL BUILDING ON 1.7 ACRES FOR SALE OR LEASE

## PROPERTY HIGHLIGHTS

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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	39,858	59,732	103,463
Total Population	90,525	139,920	252,901
Average HH Income	\$70,982	\$81,561	\$96,347

## USES

WAREHOUSING, TRUCK TERMINAL, MEDICAL RESEARCH LAB, GYM/RECREATION, STORAGE FACILITY, PARKING GARAGE AND LOT

## PROPERTY SPECIFICATIONS

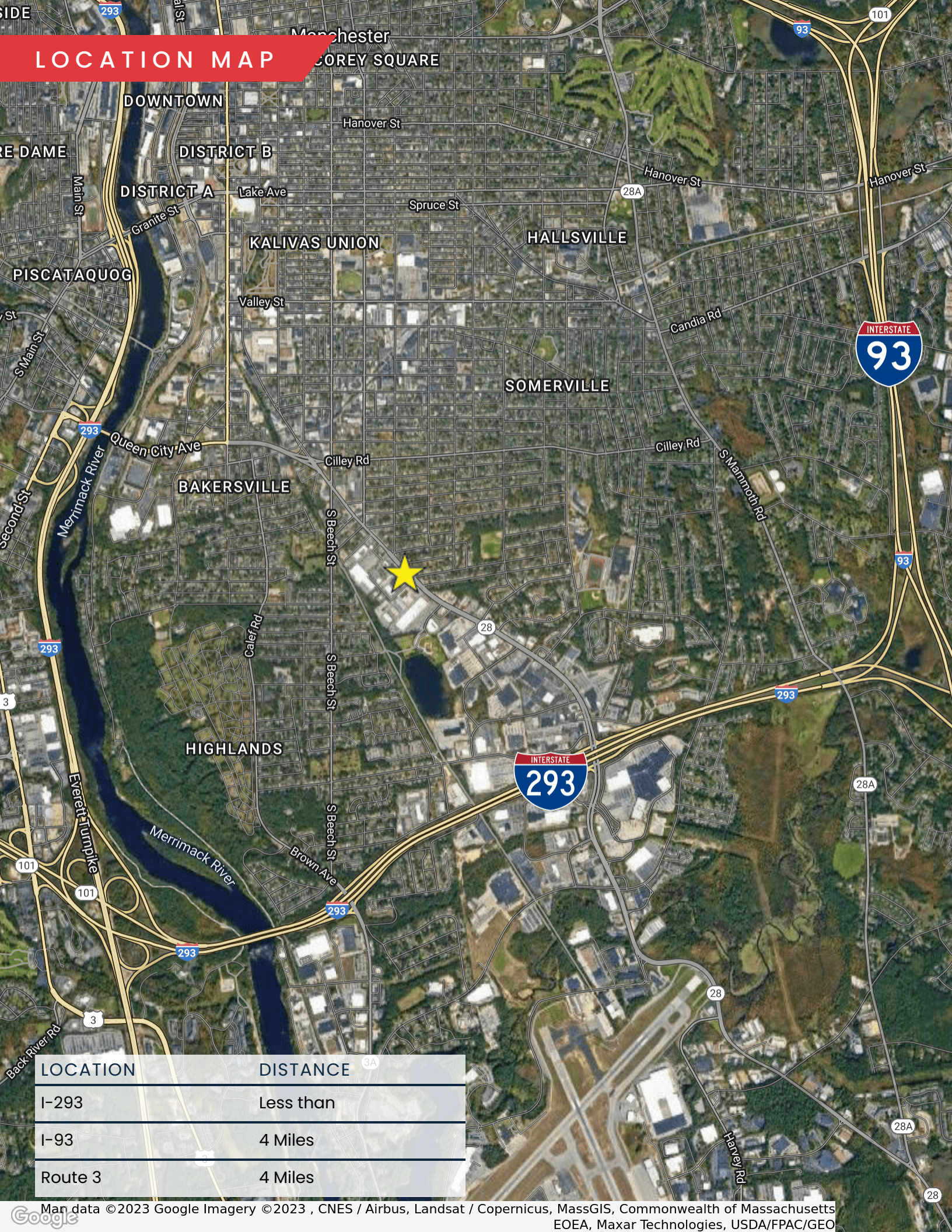
BUILDING SIZE:	11,189 SF
LAND AREA:	1.7 AC
ZONING:	INDUSTRIAL
YEAR BUILT:	1970
HEAT:	GAS
SPRINKLER:	WET SYSTEM
PARKING:	135 SPACES
FLOOR DRAINS:	WITH OIL AND GAS SEPARATORS

ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS





# LOCATION MAP

LOCATION	DISTANCE
I-293	Less than 1 Mile
I-93	4 Miles
Route 3	4 Miles

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