

# For Sale

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## 81 Fitzgerald Drive

Jaffrey, NH 03452



*Grubb & Ellis/Coldstream Real Estate Advisors, Inc. is pleased to announce the availability of 81 Fitzgerald Drive in Jaffrey, New Hampshire.*

*This outstanding 45,000 square foot facility is located on 6.58+/- acres, industrially zoned land and offers a mix of flex and manufacturing space.*

*The property is conveniently located within minutes from downtown Jaffrey off Route 124 in the Drumlin Industrial Park.*



***For additional information, please contact:***  
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*Independently Owned and Operated*

**www.coldstreamre.com**

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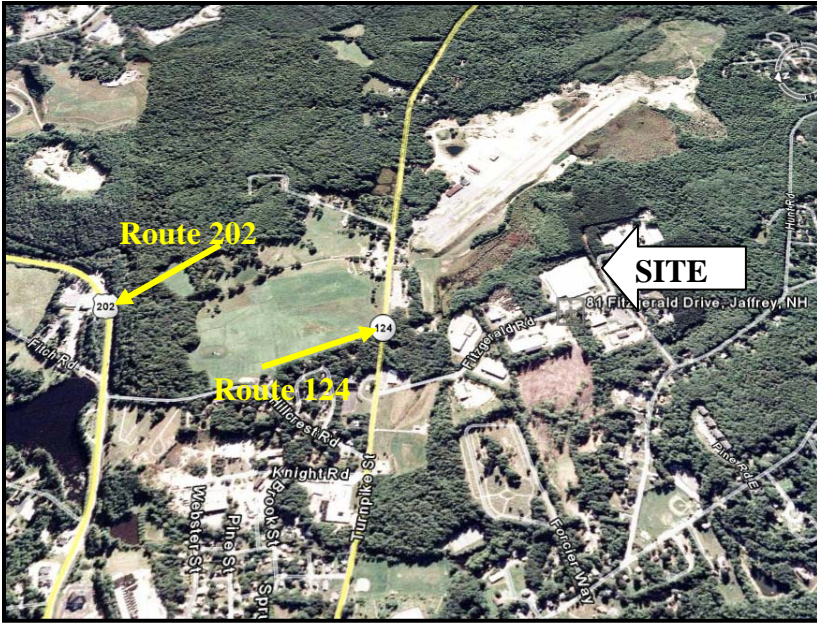
# 81 FITZGERALD DRIVE

JAFFREY, NEW HAMPSHIRE

## SPECIFICATIONS

<b>Facility:</b>	<i>Flex / Manufacturing space</i>
<b>Available:</b>	45,000+/- s.f.
<b>Office:</b>	8,000+/- s.f.
<b>Manufacturing:</b>	37,000+/- s.f.
<b>Site:</b>	6.58+/- acres
<b>Zoning:</b>	<i>Industrial</i>
<b>Parking:</b>	<i>Ample</i>
<b>Clear height:</b>	14'
<b>Loading docks:</b>	7 including 3 load levelers
<b>Drive in docks:</b>	1
<b>Roof:</b>	<i>Tar &amp; Gravel</i>
<b>Electrical:</b>	480 / 208 Volt
<b>Column Spacing:</b>	30 x 40
<b>HVAC:</b>	1 rooftop for office space only
<b>Heating:</b>	Office space - propane Manufacturing - oil
<b>Water:</b>	Town
<b>Sewer:</b>	Town
<b>Year Built:</b>	1979
<b>Sprinkler System:</b>	Wet
<b>High-speed internet:</b>	DSL
<b>Taxes (annual):</b>	\$12,921
<b>Other:</b>	<i>Wired throughout for compressed air</i>

*0.25+/- mile from the Jaffrey Airport "Silver Ranch"*



**LIST PRICE: \$1,700,000**