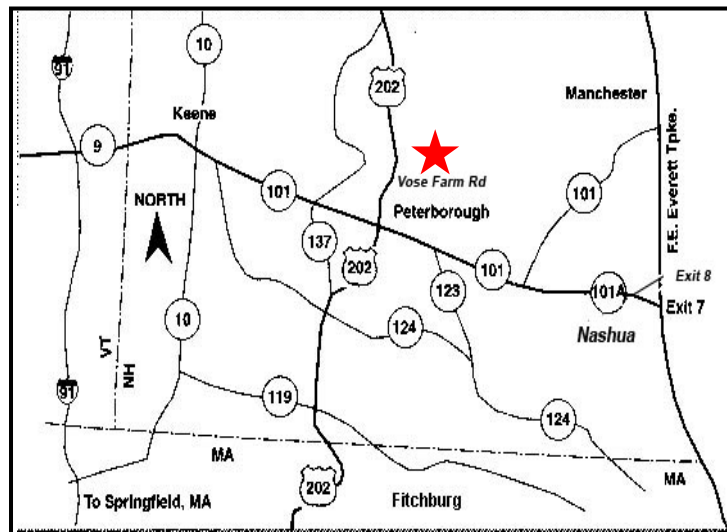


# FOR SALE / LEASE



## 49 VOSE FARM ROAD PETERBOROUGH, NEW HAMPSHIRE

- 128,500 square feet, situated on 47± acres
- Ideal for manufacturing/distribution
- Town water and sewer
- Excellent Tri-State location with easy access to Brattleboro, VT, Fitchburg, MA and Hartford, CT via I-91



For additional information or to schedule a showing,  
please contact Exclusive Agents:



Michael H. Monks, SIOR



2 Townsend West, Nashua, New Hampshire 03063

Tel: 603-883-7030 Fax: 603-883-8761 E-mail: monksco@earthlink.net



Pamela A. Galeota, Sr. VP

**R.M. Bradley**

R.M. Bradley & Co., Inc.

73 Tremont Street

Boston, Massachusetts 02108-3901

617 421-0750 Fax 617 421-0777

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions, prior sales or leases or withdrawal without notice.

# BUILDING SPECIFICATIONS

TOTAL BUILDING AREA: 128,500± SF  
OFFICE: 15,000± SF  
MFG/WHSE: 113,500± SF

SITE: 47 ± Acres

ZONING: Industrial

CONSTRUCTION: Masonry and steel

FLOOR: 6"+ sealed

COLUMN SPACING: 40' x 32'

CEILING HEIGHT: 19' – 23' clear

DOCKS: Tailgate (9) 8'x8' with dock seals and levelers  
Drive-in (2) 10'x12'

ROOF: Insulated rubber membrane

UTILITIES: WATER – Municipal  
SEWER – Municipal  
ELECTRIC – PSNH

ELECTRIC SERVICE: 1200 amps, 480v, 3 p  
1500 amps, 480v, 3 p

HEAT: PLANT – Oil (Steam)  
OFFICE – Oil (FHW)

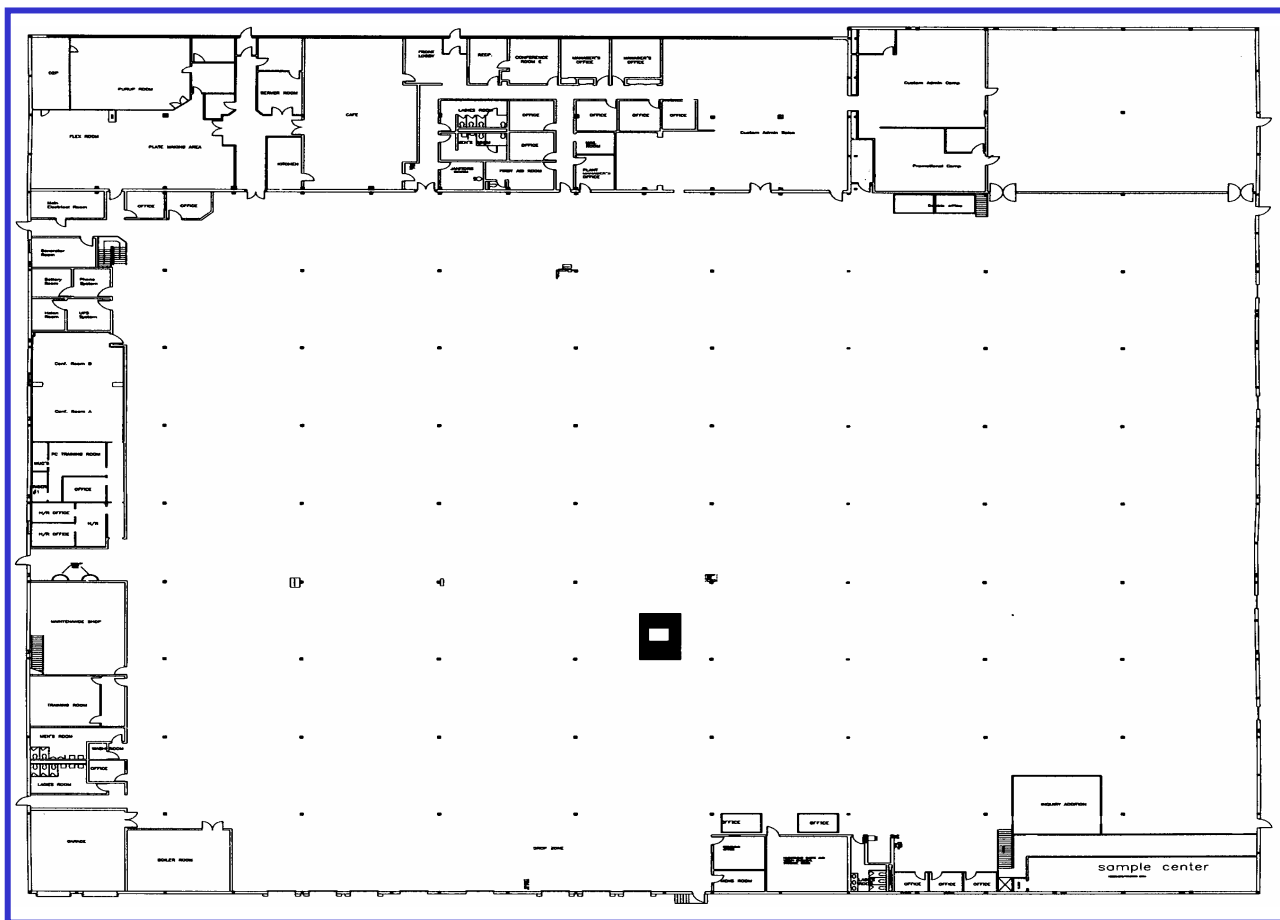
A/C: Fully air conditioned, multi zone, roof top units

LIGHTS: Metal halide

SPRINKLERS: Wet System – multi-zone

COMMUNICATIONS: T-1 and fiber

PARKING: 260+ spaces



Floor Plan



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