

## **Malley Farm Business Center - 30 Centre Road, Somersworth, NH**

9,600 SF High-Bay Industrial / Warehouse / Manufacturing / Office Space For Lease



### **MALLEY FARM BUSINESS CENTER**

30 Centre Road is a single story, 48,000 SF Flex/R&D/Warehouse commercial property situated on 6 acres in a natural setting. Located just North of Portsmouth NH off of the Spaulding Turnpike, this property has the location and infrastructure to meet any company needs.

## Building Specifications:

**GROSS LEASABLE AREA:**  
48,000 SF

20% Office  
80% Warehouse/R&D

**PARKING:**  
Ample, Paved and Lighted

**ENTRY SYSTEM**  
Lock & Key

**HVAC:**  
RTU's and Modines

**FIBER:**  
Comcast

**CLEAR HEIGHT:**  
18' Ceiling Clear Height

**FIRE PROTECTION:**  
Fully Sprinklered

**SEWER/WATER:**  
Town of Somersworth

**POWER:**  
2,000 Amp Service

**ELECTRICAL:**  
200 - 400 Amps Per Unit

**GAS:**  
Natural Gas

**ROOF:**  
Ballasted Rubber

**LOADING DOCKS:**  
Tailboard Loading Docks  
& Man-Doors

## On-Site Amenities:

Natural setting on 6 acres

Open fields and wooded views

Multiple tailboard loading docks

18' clear height

Natural gas heat

Air conditioned offices

Ample paved and lighted parking

Ample free parking

Exterior LED Lighting

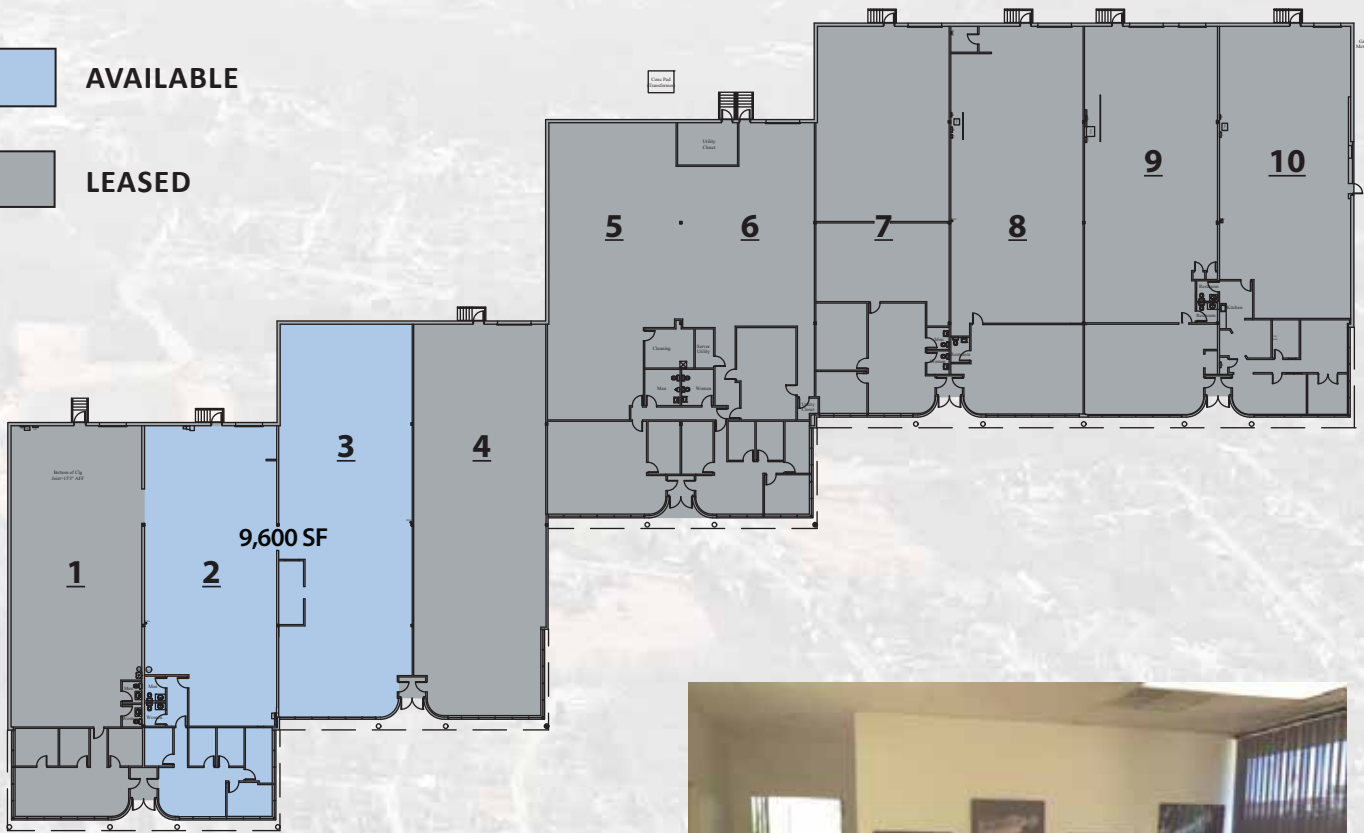
## Availabilities:

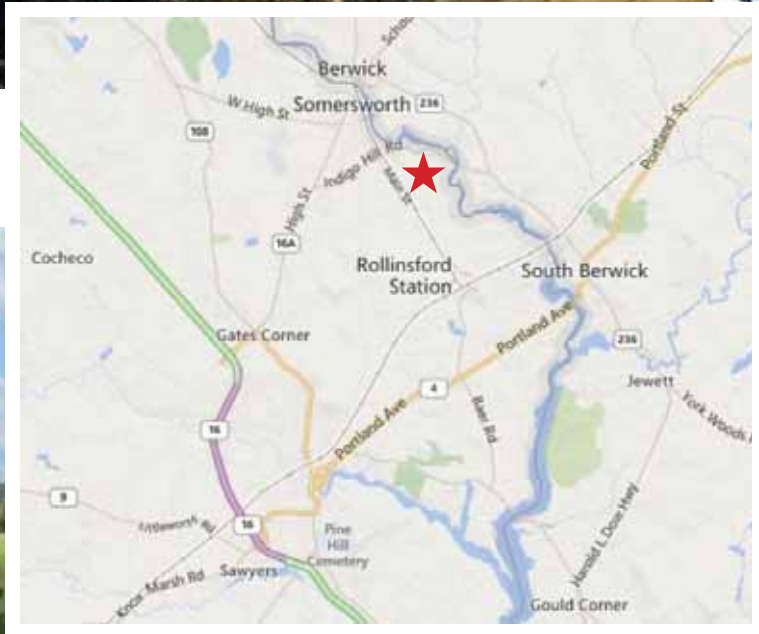
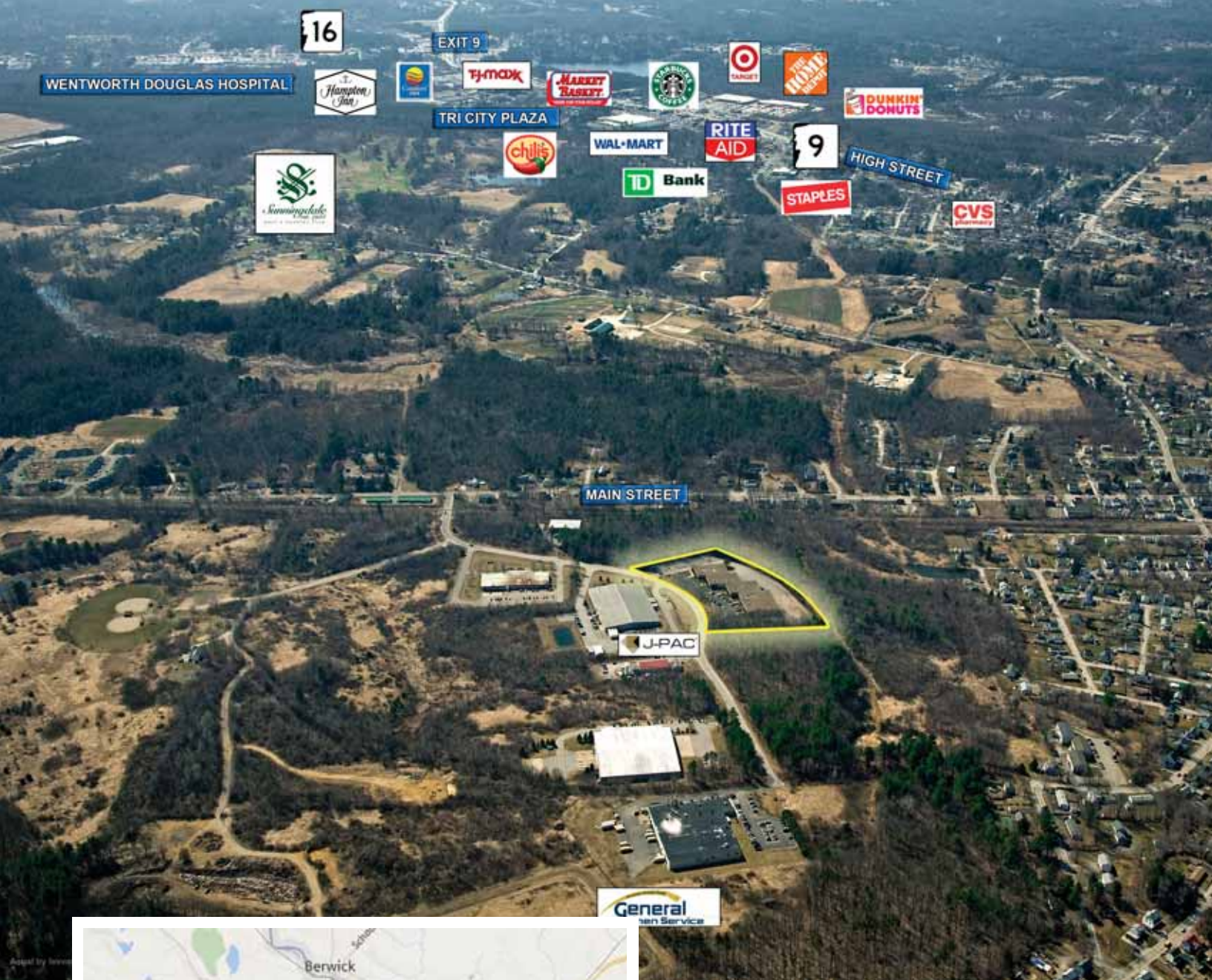
Suites 2 & 3: 9,600 SF



# Floor Plans:

-  AVAILABLE
-  LEASED





# JOHNFLATLEY Company

For more information or to schedule a tour, please contact:

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