

**14 Star Drive**  
Merrimack, NH 03054

**kW METROPOLITAN**  
KELLERWILLIAMS. REALTY  
**BEDFORD**

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**MLS# 4707352**



**\$10**

**5,000 Sqft**

Two story Industrial / Commercial building for lease on 1.83 corner lot in Merrimack, NH. Building has been leased to national bus company Student Transportation of America for the past 5 years and their lease expires July 30, 2018. The building will be vacated by August 1, 2018 and ready for new tenant occupancy. Large lot with Building and parking field which tenant has been parking 80 school buses. Current layout of building consists of a large open bay area where the buses would drive in through four overhead doors two each per side, they would drive in and then out after service and cleaning. Front of building has 2 over head drive in doors on the left side 10' x 14' high which are closed off temporarily and 2 over head drive in doors on the right side of the building 10' x 10' high. Rear of building two overhead drive in doors 8' x 14' high. Large open area and a staff room, 1 bath and 1 internal office. Second Floor has large conference room with windows, large open area, staff room and storage area, 1 bath and 2 private offices with windows. Tenant shall pay all NNN expenses associated with the building and its occupancy, taxes currently are just over \$9,000 per year. Insurance approximately \$5,242, water \$349.00, sewer \$220, tenant to pay for exterior landscaping, maintenance and plowing. Previous uses were...



**David Grappone**

CELL

**978-761-3557**