



8 COTTON ROAD • NASHUA, NH



±183,000 SF Full-Building Warehouse

JLL is pleased to present 8 Cotton Road, Nashua, NH for lease. 8 Cotton offers a full-building industrial warehouse/ logistics opportunity with ideal access to the Southern New Hampshire and Northern Massachusetts logistics markets.

BUILDING SPECIFICATIONS

- Building Size: ±183,000 SF
- Available SF: ±183,000 SF
- Lot Size: 17.20 Acres
- Year Built: 1971
- Loading: 17 Tailboard Docks
- Power: 4,000A, 480V
- Clear Height: 18'
- Column Spacing: 40' x 40' (typical)
- Parking: 508 Auto Spaces
- Utilities:
 - Water: Pennichuck of Merrimack
 - Sewer: City of Nashua
 - Electric: Public Service of New Hampshire
 - Gas: The Hess Company
 - Telephone: Verizon



HIGHLIGHTS

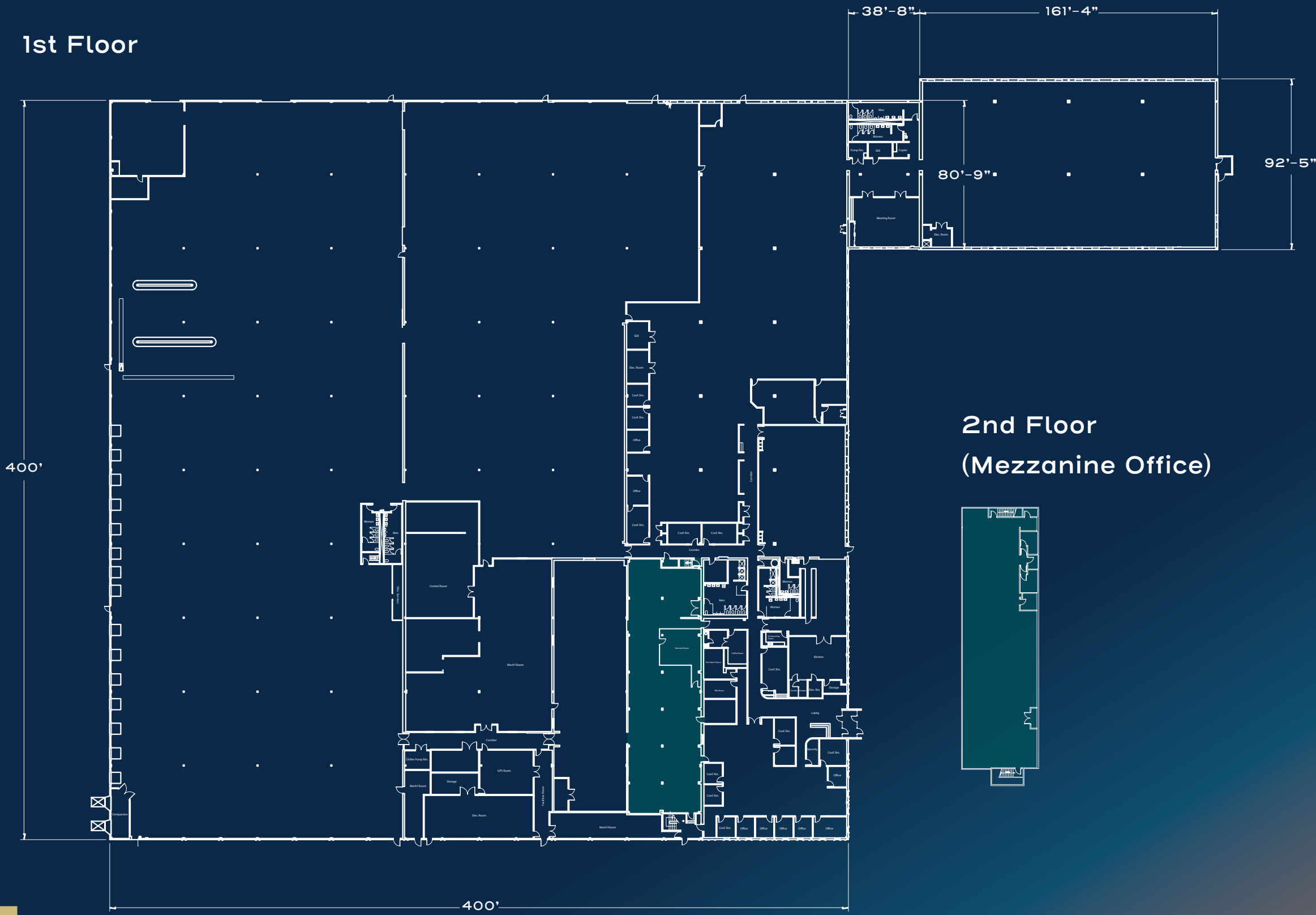
- CSX Rail Access
- Exceptional Parking Ratio (2.78/1,000 SF)



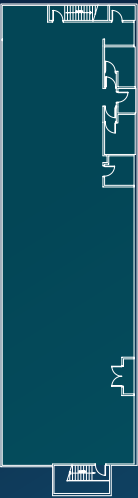
Floor Plan

±183,000 SF

1st Floor



2nd Floor
(Mezzanine Office)



The Intersection of Access & Amenities



8 Cotton Road is located just minutes from Route 3, allowing easy access to I-293, I-93, and I-495. Benefitting from immediate Route 110/Amherst Street access, the property is walking-distance from a host of retail amenities – an exceedingly rare feature for logistics and warehouse properties.

NASHUA AIRPORT



- EAT + DRINK**
- Chipotle Mexican Grill
 - CAVA
 - Evviva Trattoria Nashua
 - Pressed Cafe
 - Chick-fil-A
 - Cedars Cafe
 - Chen Yang Li
 - Applebee's Grill + Bar - Somerset Plaza
 - 110 Grill
 - Bistro603
 - Bonchon Nashua
 - Five Guys
 - Tequila Jalisco Mexican Cuisine & Cantina
 - Pho Street
 - Cucina Toscana
 - Teriyaki Madness
 - Playa Bowls
 - Dunkin

- STAY**
- Hampton Inn Nashua
 - DoubleTree by Hilton Nashua
 - Residence Inn by Marriott Nashua
 - Extended Stay America Suites Nashua/Manchester
 - Courtyard by Marriott Nashua
- LIVE**
- Hilltop by Princeton
 - Boulder Park Apartments
 - Somerset Apartments
 - Regent Park Townhomes & Apartments

Prime Warehouse/ Distribution



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