

ONE

PUZZLE LANE



PREMIER INDUSTRIAL/ DISTRIBUTION SPACE

102,498 RSF available in Newton, NH



One Puzzle Lane is a 102,498 SF industrial/distribution building in Newton, NH. The building sits on 17.44 acres, offering ample parking and truck access. There are 6 loading docks with load levelers and 1 drive-in door.

BUILDING HIGHLIGHTS

space available
102,498 SF

space type
WAREHOUSE & DISTRIBUTION

LOADING
6 loading docks
1 drive-in door

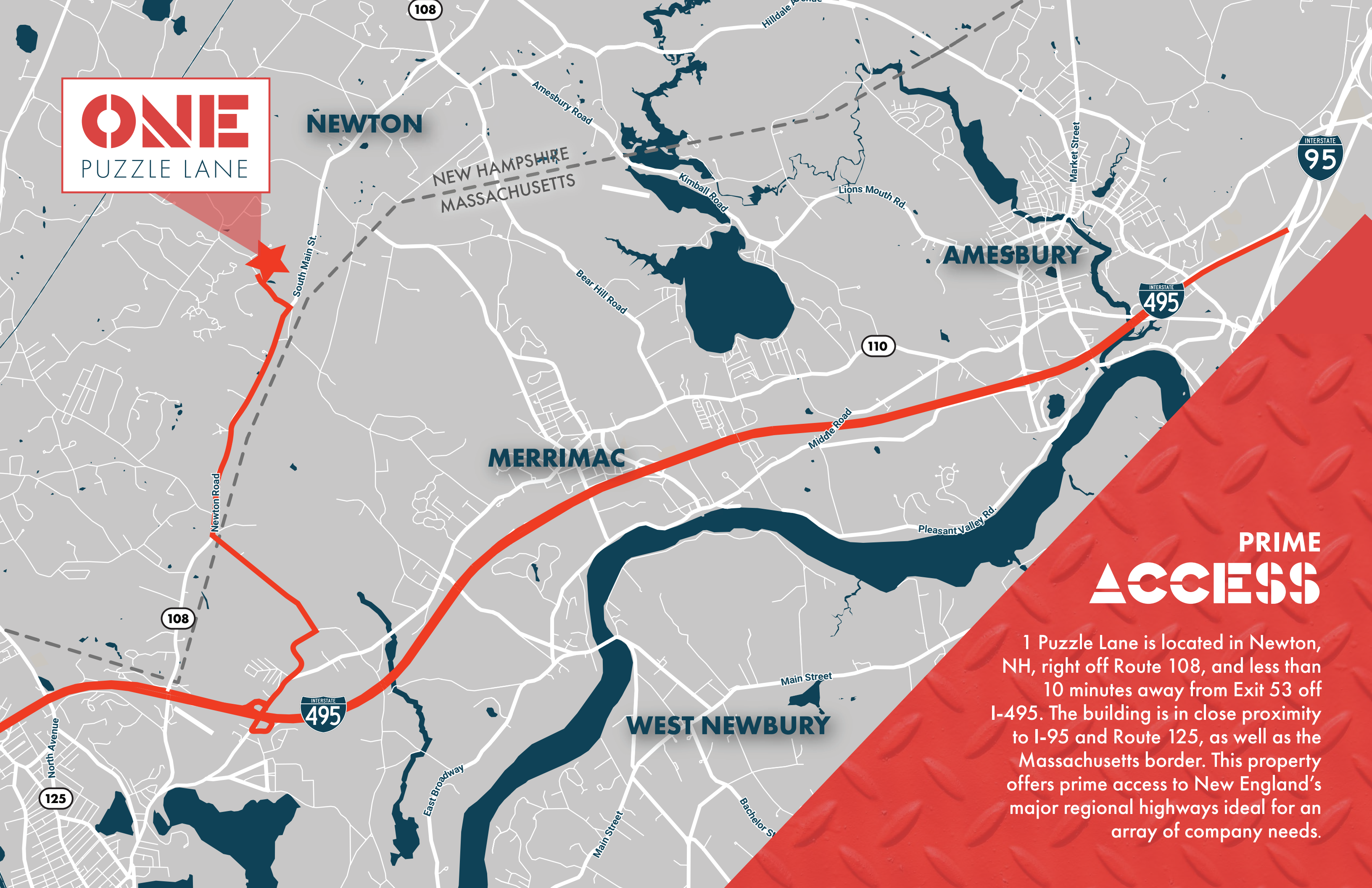
11,000 SF
office space

91,498 SF
warehouse/
distribution

30'
clear heights



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**PRIME
ACCESS**

1 Puzzle Lane is located in Newton, NH, right off Route 108, and less than 10 minutes away from Exit 53 off I-495. The building is in close proximity to I-95 and Route 125, as well as the Massachusetts border. This property offers prime access to New England's major regional highways ideal for an array of company needs.



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**REGIONAL
ACCESS**

39 MILES
to MANCHESTER

39 MILES
to BOSTON

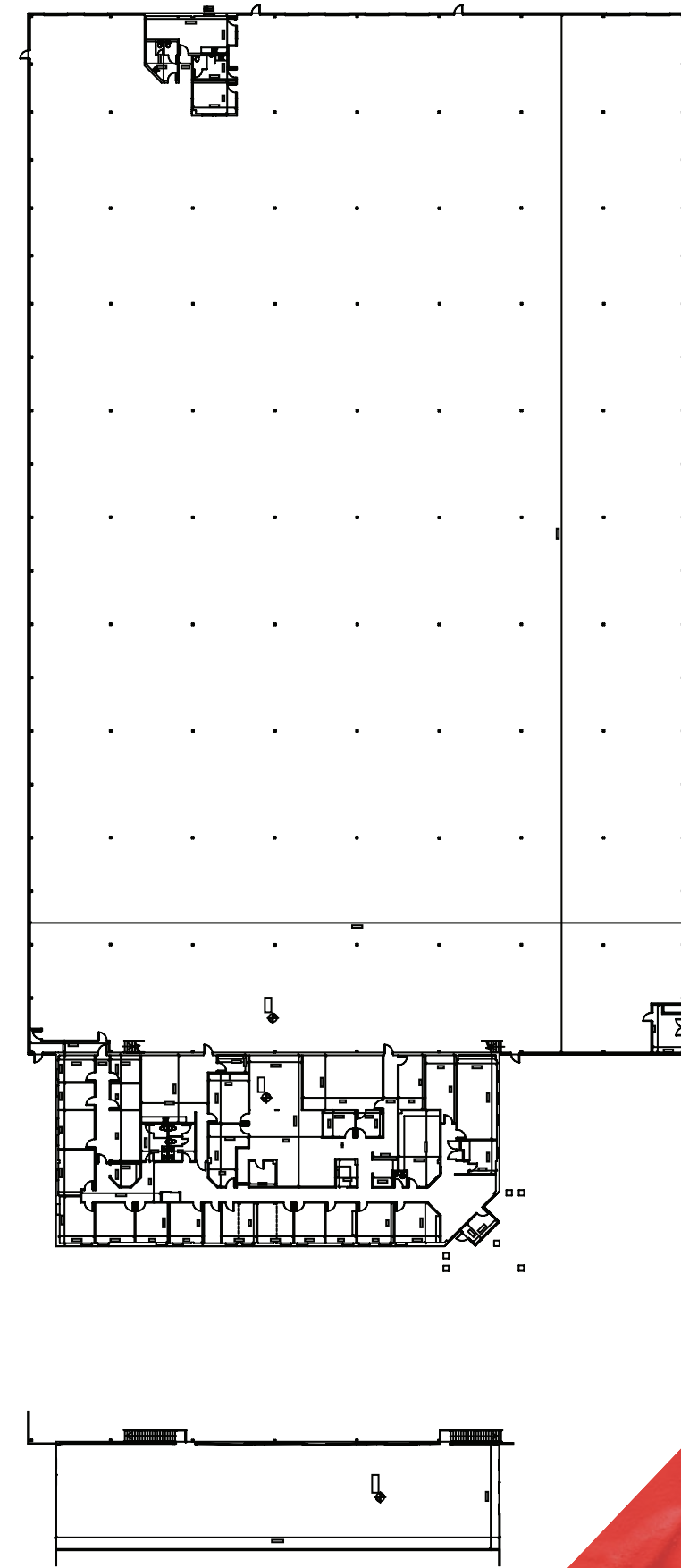
64 MILES
to WORCESTER

BUILDING SPECS

Building Square Footage	102,498
Available Square Footage	102,498
Clear Height	30
# of Dock Doors	6
# of Drive-in Doors	1
Column Spacing	30' x 35'
Power	600-amp, 240-volt, 3-phase, 4-wire AC
Turn Radius Depth	100 feet
Building Depth	380 feet
Sprinklers	ESFR
HVAC specs	10 RTUs. Each has 2-ton cooling capacity
Lighting Specs	LED
Floor Slab Thickness (Warehouse)	6" Slab with 4,000 PSI concrete
Floor Slab Thickness (Office)	4" Slab with 3,000 PSI concrete
Water/Sewer type	Septic
Amount of Office Space	11,000



EXISTING CONDITIONS



FLOOR
PLAN



For more information, please contact:

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