

FOR LEASE

Franklin Mill, 20 Canal Street, Franklin New Hampshire
180,000 Square Feet Sub-Dividable



Excellent Opportunity to lease the space at Franklin Business Center in convenient downtown location. This 185,000 Square foot renovated Historic Mill building is largest of its kind and can offer very affordable lease rates. Franklin Business Center features 24 hours maintenance service, security cameras, internet ready, free parking, Merrimack River views, dedicated freight elevator, strategically located loading docks, 14 foot ceiling height and heavy timber construction in the historic mill setting. With our flexible floor plan we can offer any layout from 100 to 15,000 square feet for your office or business needs



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Specifications:

Building Area:	180,000+/- square feet
Land area:	3.75 +/- acres
Zoning:	Mixed use
Year Built:	1832/ 100% renovated in 1996
Stories:	6 story
Construction:	Historic mill building, brick and timber
Roof:	Rubber membrane and bitumen asphalt
Ceiling Height:	Predominantly 14' throughout
Lighting:	Fluorescent lighting
Column Spacing	10'x 20'
Water/Sewer:	Municipal
Gas:	Keyspan
Electric:	2000 amp, 480 volts, 3-phase power
Parking:	120 spaces, adjacent to municipal parking
Elevator:	One freight 6000 LB capacity
Loading:	10 strategically located docks
Rental Rates:	From \$ 4.00/sf

For more information, please contact Yan Shknevsky
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