## FOR LEASE

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



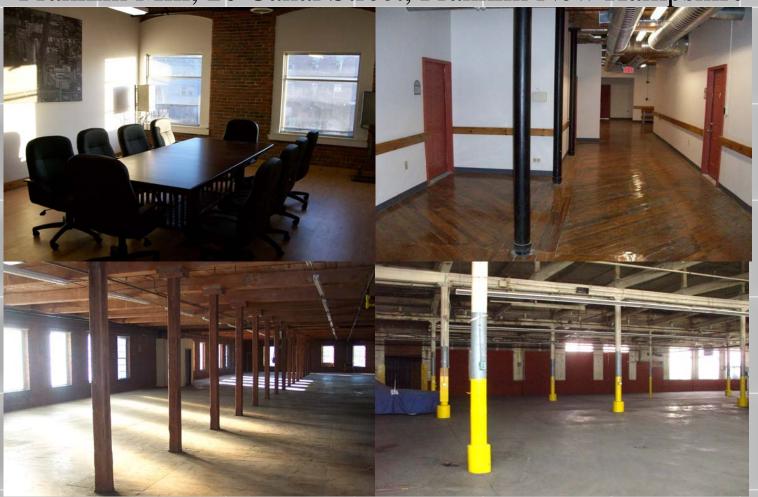
Excellent Opportunity to lease the space at Franklin Business Center in convenient downtown location. This 185,000 Square foot renovated Historic Mill building is largest of its kind and can offer very affordable lease rates. Franklin Business Center futures 24 hours maintenance service, security cameras, internet ready, free parking, Merrimack River views, dedicated freight elevator, strategically located loading docks, 14 foot sealing 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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Franklin Mill, 20 Canal Street, Franklin New Hampshire



## **Specifications:**

Building Area: 185,000+/- 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: 170 spaces, adjacent to municipal parking

Elevator: One freight 6000 LB capacity Loading: 10 strategically located docks

**Rental Rates:** From \$ 2.95/sf

For more information, please contact Oleg Gorelik at 603-934-2000