

One Wall Street Hudson, New Hampshire

BUILDING SPECIFICATIONS:

Total Building Area:	140,885 sq. ft.
Office / R & D:	122,127 sq. ft. (contiguous)
Warehouse:	18,758 sq. ft.
Construction:	Masonry panels, concrete block & steel
Built:	1970-76
Renovations:	2002
Foundation:	Concrete
Ceiling Height:	9' – 14' office, 18' clear in warehouse
Roof:	New membrane (1995)
Loading:	6 tailgate docks, 2 drive-in doors
Floors:	5" reinforced concrete
Electrical:	2000 amps, 480/277 volts, 3 phase 3000 amps, 208/120 volts, 3 phase
A/C & Heat:	Gas fired HVAC system
Fire Protection:	Wet sprinkler (100%)
Telecommunications:	ATT fiber system (4) T-1 lines, digital PBX ready

SITE SPECIFICATIONS:

Water and Sewer:	Municipal
Zoning:	Industrial
Parking:	High parking ratio
Nearest highways:	Interstate Route 93: 6.2 miles from Exit 3 F.E. Everett Turnpike: 6.5 miles to Exit 2

LEASE INFORMATION:

CAM:	\$2.12 p.s.f. (includes real estate taxes)
Tenant Improvements:	Amortized over lease term
POSSIBLE USES:	Manufacturing, R&D, office and warehouse
TAX INFORMATION:	Real Estate Taxes 2005: \$0.41 per square foot