



---

## 14k+ SF Highbay Drive through-Fully renovated | 159 Temple St

14,200 SF of Industrial Space Available in Nashua, NH 03060



### HIGHLIGHTS

- Development zone
- Park and ride Potentially future train stop across the street
- Drive through garage
- High traffic
- High bay
- Pallet shelves

## FEATURES

|                         |     |
|-------------------------|-----|
| Clear Height            | 18' |
| Drive In Bays           | 2   |
| Standard Parking Spaces | 25  |

## ALL AVAILABLE SPACE(1)

| SPACE   | SIZE      | TERM       | RENTAL RATE                                 | SPACE USE  | CONDITION      | AVAILABLE |
|---|-----------|------------|---|------------|----------------|-----------|
| 1st Floor   | 14,200 SF | Negotiable | \$13.00 /SF/YR                              | Industrial | Full Build-Out | Now       |
| Lease rate does not include utilities, property expenses or building services |           |            | Includes 2,304 SF of dedicated office space |            |                |           |
| 2 Drive Ins   |           |            | High End Trophy Space                       |            |                |           |

## PROPERTY OVERVIEW

14,500 SF High Bay Drive Through Garage fully renovated  
-158 Temple St, Nashua, New Hampshire 03060, United States

\*FOR LEASE\*

\*All inquiries welcome.

\* Plot size: 1.41 Acres +/-

\* Building size: 14,500 SF

\* High bay garage space W/ pallet shelving

\* Two 14' over head doors

\* High ceiling store front / office - fully renovated

\* Office: 2,304 SF

\* Multiple bathrooms

\* Drive through garage: 5,712 +/- SF

\* "Workshop" : 3,000 +/- SF

\* New LED lights throughout the garage

\* New heaters in the workshop area

\* Break room with new kitchen

\* Two exterior signs on the building

\* Large lite corner sign on the road

\* Exterior lighting

\* New fire panel

-Many possibilities exist in this large Property.

-Owner is will to be creative and think outside the box.

-All inquiries welcome.

158 Temple Street Nashua, NH 03060. This high visibility property is an ideal location for a variety of commercial uses.

This site sits at the center of the East Hollis Master Plan study area. The plan anticipates the transformation of this industrial area into a thriving, mixed-use destination served by a future passenger rail-station. The plan contemplates tax increment financing districts to help fund infrastructure and aesthetic improvements in the area.

FOR MORE INFORMATION OR SCHEDULE A SHOWING CALL-(603) 641-8608

## WAREHOUSE FACILITY FACTS






|                      |                 |
|----------------------|-----------------|
| Building Size        | 14,200 SF       |
| Lot Size             | 1.41 AC         |
| Year Built/Renovated | 1960/2024       |
| Construction         | Masonry         |
| Water                | City            |
| Sewer                | City            |
| Zoning               | GI - industrial |

Walk Score®

Very Walkable (81)

## TRANSPORTATION

### COMMUTER RAIL

|   |              |         |
|---|--------------|---------|
| Lowell               | 28 min drive | 12.5 mi |
| North Billerica      | 33 min drive | 20.0 mi |
| Ayer                 | 39 min drive | 19.6 mi |
| Lawrence             | 39 min drive | 21.4 mi |
| Littleton/Route 495  | 40 min drive | 21.6 mi |

### AIRPORT

|   |              |         |
|---|--------------|---------|
| Manchester Boston Regional  | 27 min drive | 15.5 mi |
|---|--------------|---------|

### FREIGHT PORT

|                |              |         |
|----------------|--------------|---------|
| Port of Boston | 71 min drive | 49.0 mi |
|----------------|--------------|---------|

### RAILROAD

|                                |             |        |
|--------------------------------|-------------|--------|
| LAW WAREHOUSES, INC.-NASHUA-NH | 9 min drive | 3.3 mi |
|--------------------------------|-------------|--------|

MAP



## ADDITIONAL PHOTOS



Temple street comp map full copy



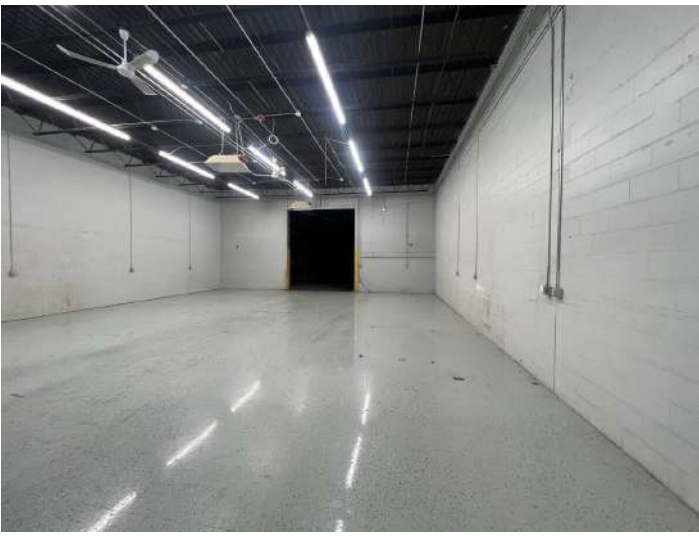
Screenshot 2025-02-05 at 3.44.16?PM



bb9cf176-7da6-4b55-ae9-4d8dd6a4ad8f



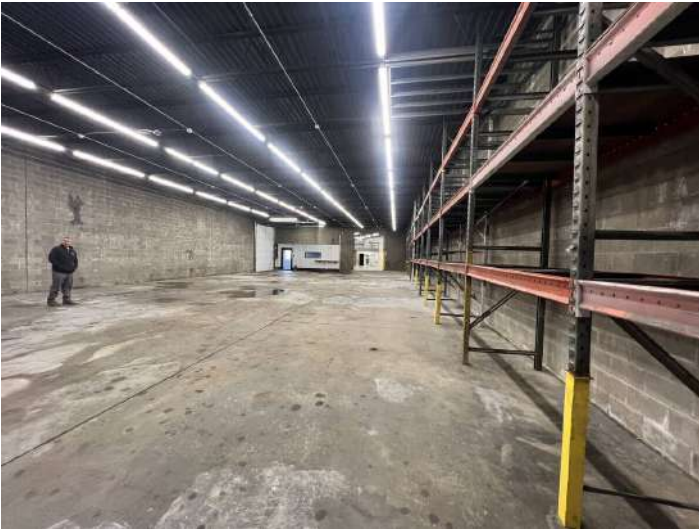
00G0Q\_jd50zldJCCu\_1320MM\_1200x900



00202\_iVHdprkeZXT\_1320MM\_1200x900



00f0f\_5gJS7Ye7jHQ\_1320MM\_1200x900



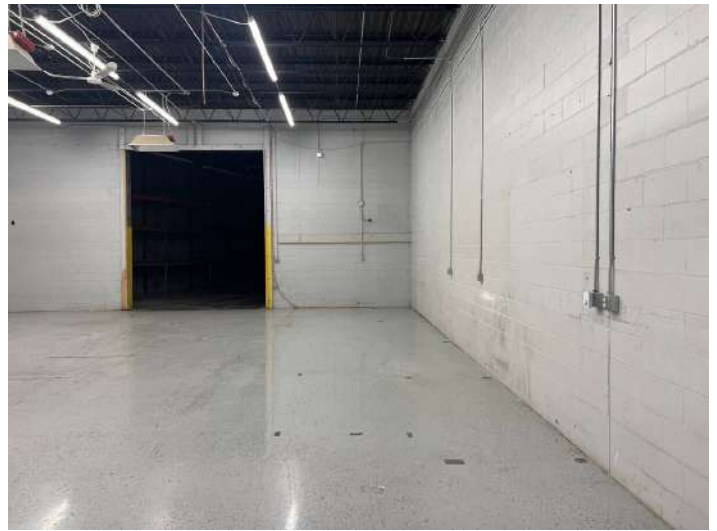
00b0b\_dcCm8n7sT8f\_1320MM\_1200x900



00f0f\_hOVQEATugRa\_1320MM\_1200x900



00A0A\_cUmIMapKPH4\_1320MM\_1200x900



00j0j\_iBi3DI00vbT\_1320MM\_1200x900



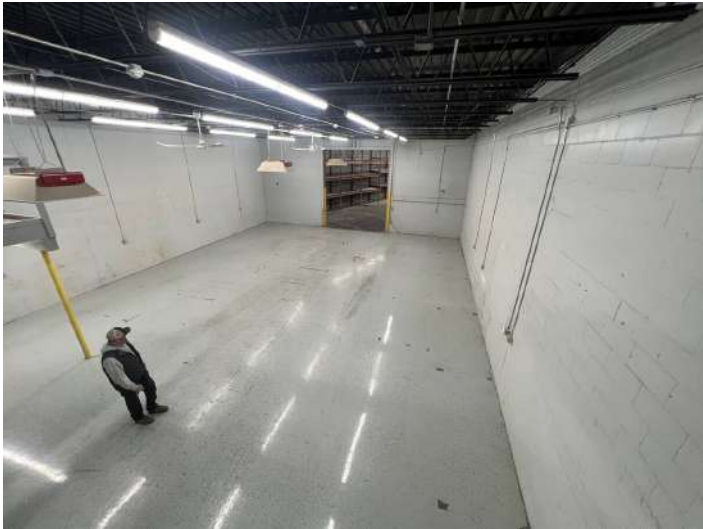
00L0L\_dy8w00B1igT\_1320MM\_1200x900



01010\_3jQq90TLxli\_1320MM\_1200x900



00O0O\_hVv9goSTL3R\_1320MM\_1200x900



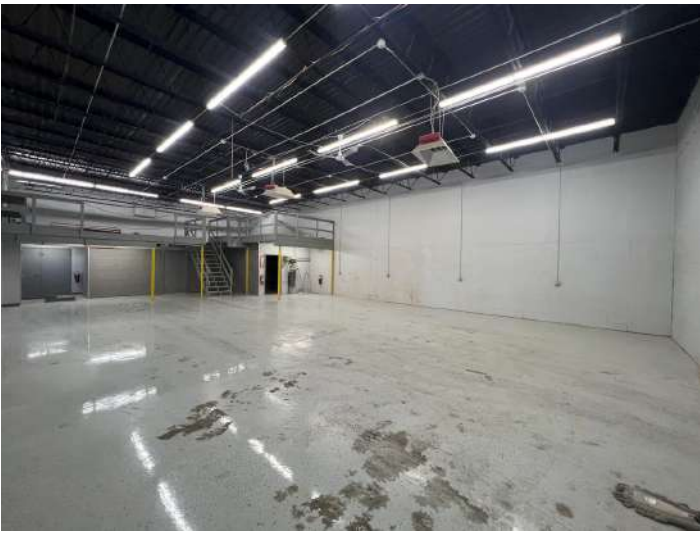
01414\_gtdl9kPPnBa\_1320MM\_1200x900



00101\_eqMe0R76u8R\_1320MM\_1200x900



Screenshot 2025-02-05 at 3.44.25?PM



Screenshot 2025-02-05 at 3.44.32?PM



Screenshot 2025-02-05 at 3.44.46?PM



Screenshot 2025-02-05 at 3.44.54?PM



Screenshot 2025-02-05 at 3.43.42?PM



Aerial



Alternate View



3d66378a-707c-4daa-9312-a2e0344c2610



399a4403-157f-4024-94a4-65787b915fed



872212c8-1fa9-4ef5-b821-7c936e4985cf



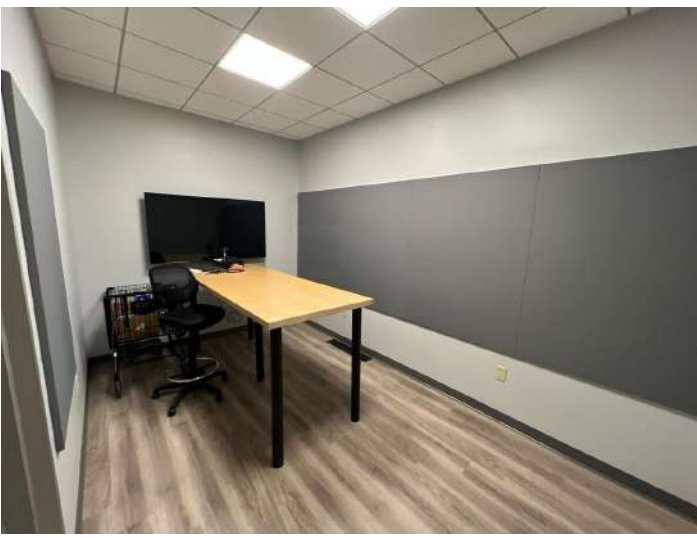
Screenshot 2024-11-12 at 4.50.46?PM



7bd5d19f-01f6-4bef-b02f-4422880c3f24



c1453512-0c19-4c12-9193-ef2658a748f6



21e1e5f5-c0bd-4fc8-ba24-f0cce5b2695c



770750d6-65c5-41f1-86cb-b84632c9bb8b



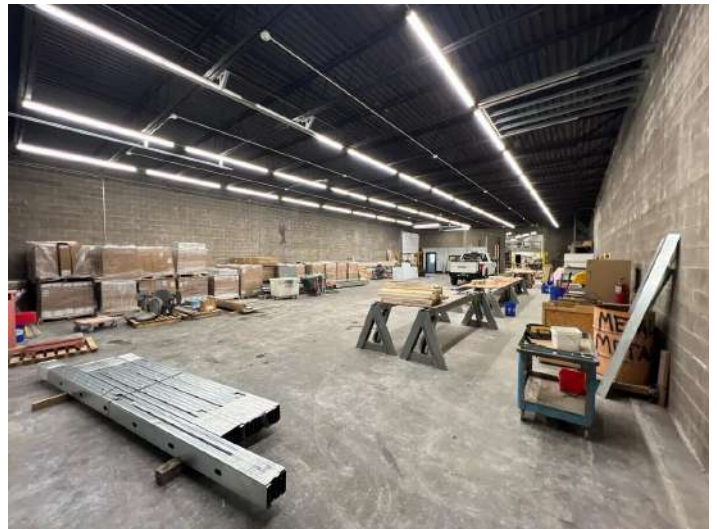
7051c137-269a-4165-a308-4060bb7002f1



df6303b0-9f56-430c-afc7-973337187615

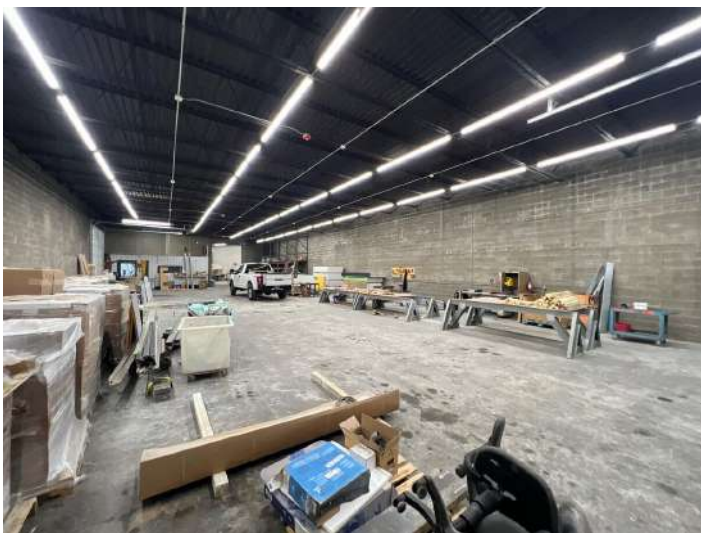


f0006e39-1303-4099-ad99-c12d0ecdbf45



73e46e06-b266-4e90-8c49-0b98992f4efb

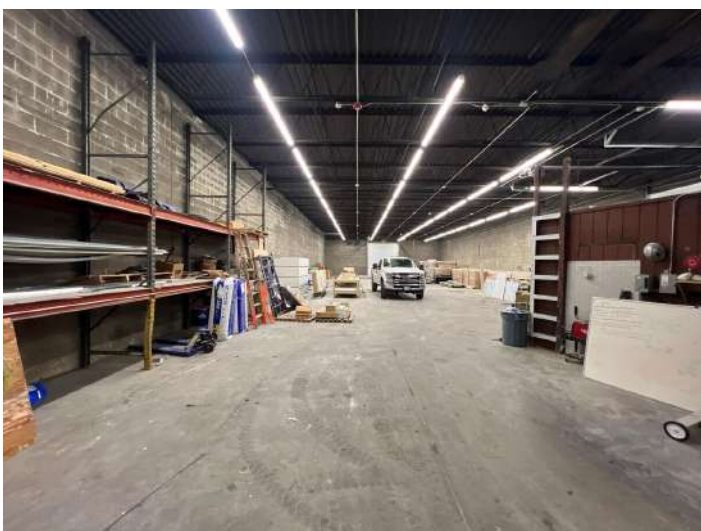
78ba9906-b36c-4971-886f-e1dde7f3b82f



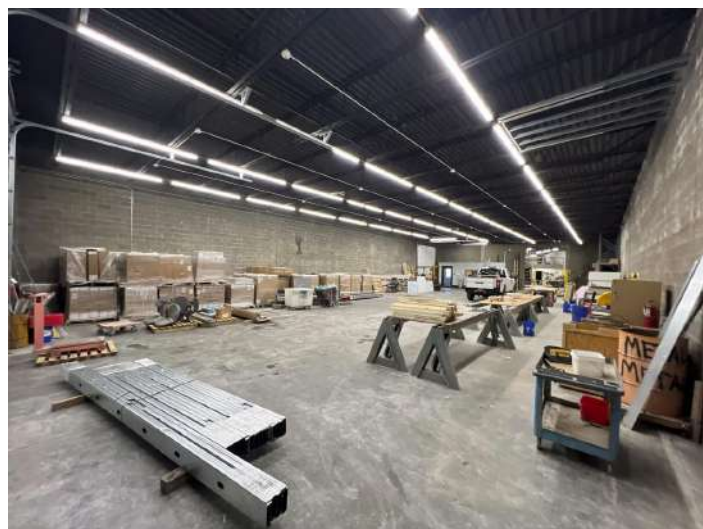
f97ab612-ec58-4bf7-a5e0-25bc0c978235



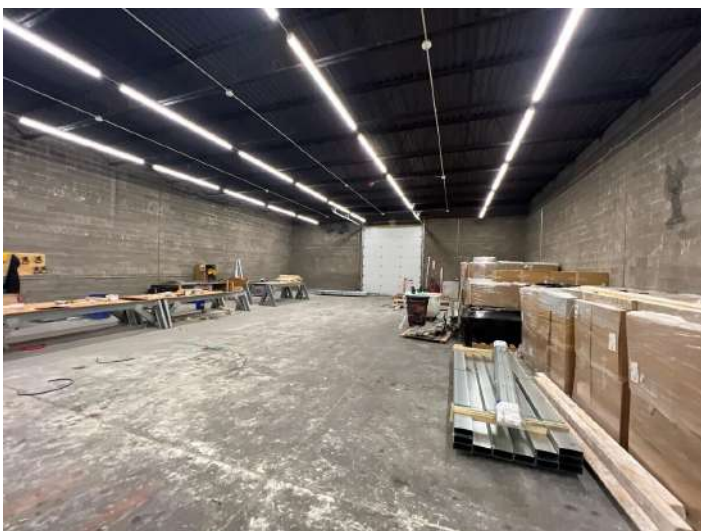
1a7 added02-7688-439c-bc5b-8924a658fc9d



87b02ef3-c488-47e4-8b1f-a692a91e1ff6



8435b5ef-0ee5-4d6e-9527-ce0dfe06ba80



**Listing ID:** 18361312

**Date on Market:** 11/12/2024

**Last Updated:** 1/22/2026

**Address:** 159 Temple St, Nashua, NH 03060