



PROLMAN
REALTY, INC.

For Lease

**14 Caldwell Drive
Amherst, New Hampshire**

Available

5,295+/- Sq. Ft.

2 Contiguous Units

Unit 1 3,255 Sq. Ft.

Unit 2 2,040 Sq. Ft.

Exclusively Offered By:

Prolman Realty, Inc.

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General Information

Property Location:	14 Caldwell Dr. Amherst, New Hampshire
Lessor:	LAMBDA NH, LLC 14 Caldwell Dr. Amherst, NH 03031
Map/Lot:	2-33-6
Zoning:	Industrial
Land Area:	3.42 Acres
Building Area:	19,476+/- Square Feet
Total Space Available (contiguous):	5,295+/- Square Feet
Unit 1 (39' x 80')	3,255+/- Square Feet (includes 135 SF Office)
Unit 2 (34' x 60')	2,040+/- Square Feet
Rent:	\$17.00 - \$19.00 PSF Gross
Ceiling Height:	20'
Loading:	Eight 12' x 14' Drive-in Doors (4 on each side of building)
Cranes:	Two 3-ton electric cranes
Compressed Air:	Available throughout building
Power:	3 Phase, 600 Amps 220 Outlets available
Parking:	Fenced yard, ample on-site parking. Up to 4 spaces for large vehicles are available
HVAC:	Radiant Gas Heat
Water/Sewer:	Private well and Septic
Security:	Exterior Security Lighting, Cameras, Alarm
Contact:	Lisa Ferrari Mark Prolman





Property Information

Property ID 2-33-6[3541]13
Location 14 CALDWELL DR
Owner LAMBDA NH LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Nashua Regional Planning Commission makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/18/2025
Data updated 11/10/2025

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.