

MANCHESTER AIR CENTER

1050 PERIMETER ROAD

MANCHESTER, NEW HAMPSHIRE



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KEY FEATURES

- Located adjacent to the Manchester•Boston Regional Airport in the Foreign Trade Zone (FTZ) and Economic Revitalization Zone (ERZ)
- Flexible floor plates and 30' x 40' column spacing accommodates both large and smaller tenants
- Excellent parking – 800+ spaces provides a generous ratio of 5+ spaces per 1,000 RSF
- Excellent visibility and frontage on Perimeter Road
- Superior location with easy toll free access from Exits 1 and 2 off of I-293
- Heavy power and robust telecommunications infrastructure including fiber – approx. 6 miles from the Manchester Central Office
- Highly efficient space with a low 5.4% common area factor
- Approximately 3 miles to I-93 and Route 101 East / West
- Accessible via the Manchester Transit Authority bus route
- Quick access to the F.E. Everett Turnpike via the Airport Access Road
- A wide variety of area amenities including restaurants, retail services, financial institutions and the Mall of New Hampshire
- Adjacent to the Homewood Suites and SpringHill Suites Hotels with meeting facilities



SPECIFICATIONS

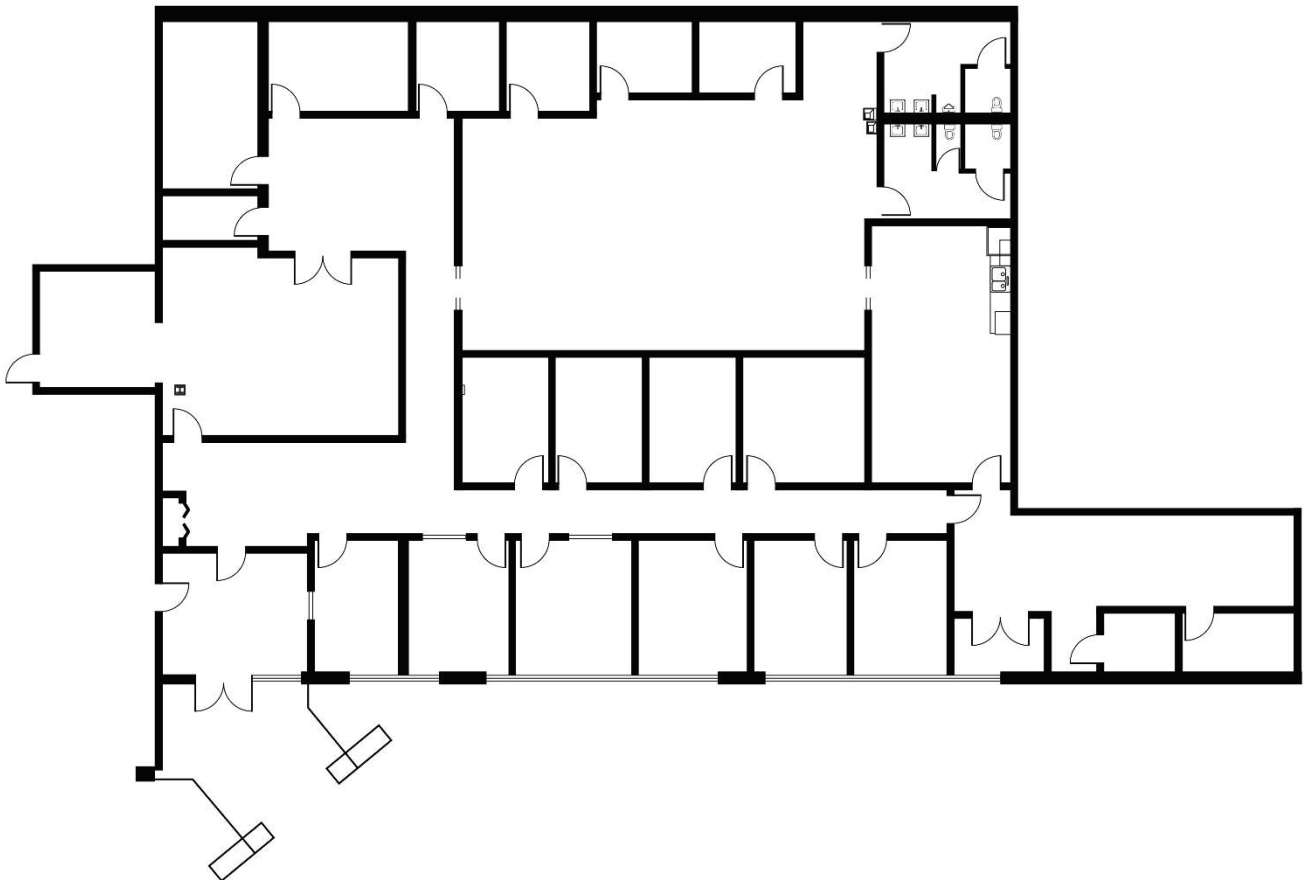
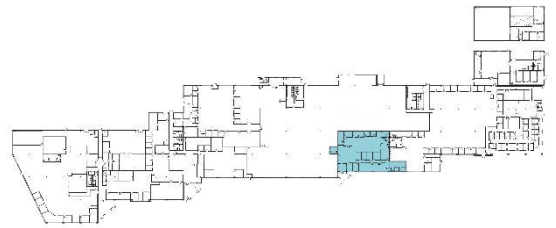
Property Address	Manchester Air Center 1050 Perimeter Road Manchester, New Hampshire	Sewer	City of Manchester- 10" main; 6" service to the building
Building SF	145,675 SF	Electricity	3700 amps, 480 volts, 3-phase, Eversource
Available for Sublease	6,953 SF	Natural Gas	Liberty Utilities
Sublease Term	Through November 2034	Life Safety	Wet sprinklered throughout
Site	16.88 acres	HVAC	Gas-fired roof top units
Year Built/Renovated	1962 / 1994 / 2015	Loading	6 tailboard height docks 2 drive-in doors
# Floors	Single-story	Parking	800 spaces 5+ spaces /1,000 RSF
Location/Access	Located in the Foreign Trade Zone at the Manchester • Boston Regional Airport, approximately 3 miles from I-293, the F.E. Everett Turnpike and I-93.	Construction	Steel frame, 5" concrete slab, brick and dryvit exterior
Frontage	Approximately 1600 linear feet on Perimeter Road	Clear Height	12' to the joist, 14' to underside of deck, 16' clear in southeast corner
Zoning	General Industrial / Industrial Park	Column Spacing	30' x 40'
Water	City of Manchester - 10" main; 6" sprinkler service to the building; 6" domestic service to the building	Roof	Steel deck with white EPDM roof replaced in 2016
		Telecommunications	Several providers including Fairpoint, significant fiber optics

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AVAILABLE FOR SUBLEASE | 6,953 SF



LOCATION



DRIVE TIMES

- Less than 1 mile to Raymond Wieczorek Drive, the airport access road
- 2.2 miles to I-293
- 3 miles to I-93, Route 101 West and F.E. Everett Turnpike
- Less than 6 miles to Route 101 East
- 20 miles to I-89
- 40 miles to I-95 / Hampton Tolls
- Less than 50 miles to Maine
- 51.4 miles to Logan International Airport

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For more information, please contact:

Thomas P. Farrelly, SIOR
603 661 4854
Executive Managing Director
thomas.farrelly@cushwake.com

Denis C.J. Dancoes II
603 661 3854
Executive Director
denis.dancoes@cushwake.com

Sue Ann Johnson
603 490 6900
Managing Director
sueann.johnson@cushwake.com



**Cushman & Wakefield
of New Hampshire, Inc.**
900 Elm Street, Suite 1301
Manchester, NH 03101
(603) 628-2800
cushmanwakefield.com