

# 5 WENTWORTH DRIVE

HUDSON, NEW HAMPSHIRE

36,622 SF Industrial Space

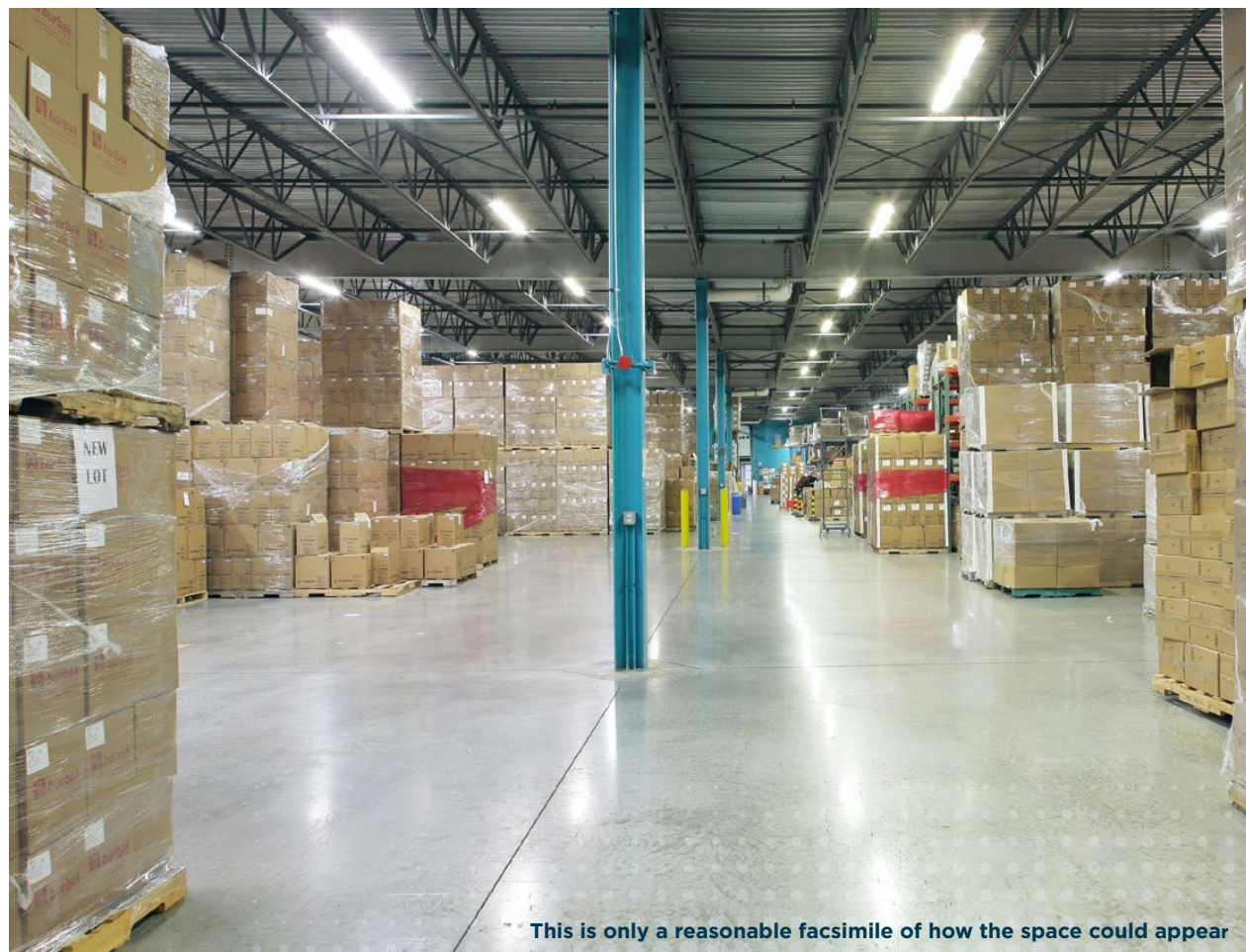
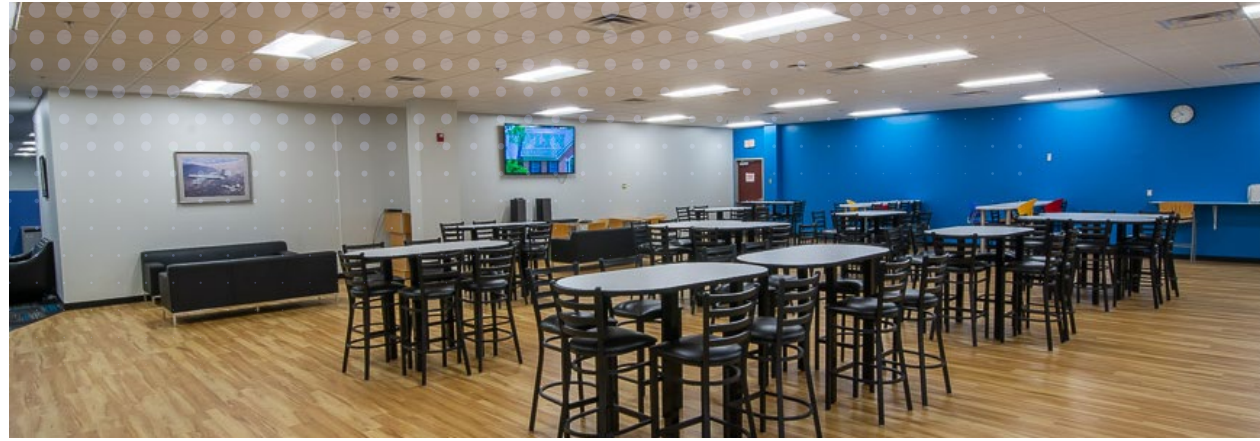


ERZ Tax Credits Available

## ABOUT THE PROPERTY

5 Wentworth Drive is a 143,733 SF, single-story building located off Exit 2 of Route 3 in Hudson, New Hampshire, less than four miles from the Massachusetts border. The property features 20' clear height throughout and is well suited for manufacturing, warehouse or office use.

Situated on 14+ industrially zoned acres overlooking the Merrimack River, 5 Wentworth is located in the highly desirable Sagamore Industrial Park, a designated Economic Revitalization Zone. The available space was custom built in 2018 and features a mix of open space, offices, conference rooms, cafeteria, energy efficient lighting and two secured/controlled rooms totaling approximately 2,400 SF, designed by Ebbrell Architecture + Design.



This is only a reasonable facsimile of how the space could appear

## HIGHLIGHTS

- Fully air-conditioned 20' clear height throughout
- Two secured/controlled rooms totaling approximately 2,400 SF designed by Ebbrell Architecture + Design
- Men's and women's shower facilities
- Located in Economic Revitalization Zone (ERZ) with tax credits available
- Well located off Exit 2 of Route 3, only 3.7 miles from the Massachusetts border
- Draws from NH & MA labor markets
- Prime area with a variety of food, financial and retail services



## BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	143,733 SF
<b>AVAILABLE</b>	36,622 SF - Available June 2025
<b>YEAR BUILT</b>	1988 and 2000
<b>SITE SIZE</b>	14.04 acres
<b>ZONING</b>	Industrial
<b>ROOF</b>	Rubber membrane
<b>CONSTRUCTION</b>	Steel frame with split-face block and insulated ribbon windows
<b>COLUMN SPACING</b>	30' x 40'
<b>CLEAR HEIGHT</b>	20' clear (22' to the deck)
<b>LOADING</b>	Access to common tailboard height docks with levelers
<b>SPRINKLERS</b>	100% wet sprinklered
<b>UTILITIES</b>	Water/Sewer: Town of Hudson Natural Gas: Energy North Electric: Eversource Energy
<b>POWER</b>	2,000 amps, 480/277 volts, three-phase
<b>HVAC</b>	Natural gas heat, 100% air-conditioned throughout
<b>GENERATOR</b>	56.2 KVA generator that runs the building's life safety systems
<b>PARKING</b>	4.0/1,000 SF parking ratio



5 WENTWORTH DRIVE

# FOR LEASE 5 WENTWORTH DRIVE

HUDSON, NEW HAMPSHIRE



SAGAMORE INDUSTRIAL PARK

EXIT 2

CIRCUMFERENTIAL HIGHWAY

LOWELL ROAD

EXIT 1

SPIT BROOK ROAD

TARGET DEVELOPMENT SITE

1,400,000 SF  
Under Construction

NEW HAMPSHIRE MASSACHUSETTS

EXIT 36

PHEASANT LANE MALL

3



5 WENTWORTH DRIVE

NEW HAMPSHIRE

MASSACHUSETTS

Lincoln Property Company (“Lincoln”) is one of the largest private real estate firms in the United States. Offering a fully integrated platform of real estate services and innovative solutions to owners, investors, lenders and occupiers, Lincoln supports the entire real estate life cycle across asset types, including office, life science, retail, industrial, data center, production studio, healthcare, government, universities, and mixed-used properties, throughout the United States, United Kingdom, and Europe. Lincoln’s combined management and leasing portfolio on behalf of institutional clients includes more than 557 million square feet of commercial space. For more information, visit: [www.lpc.com](http://www.lpc.com).



**Thomas Farrelly, SIOR**  
Executive Managing Director  
(603) 661 4854  
[thomas.farrelly@cushwake.com](mailto:thomas.farrelly@cushwake.com)

**Denis C.J. Dancoes II**  
Executive Director  
(603) 661 3854  
[denis.dancoes@cushwake.com](mailto:denis.dancoes@cushwake.com)

**Sue Ann Johnson**  
Managing Director  
(603) 490 6900  
[sueann.johnson@cushwake.com](mailto:sueann.johnson@cushwake.com)

**Cushman & Wakefield of  
New Hampshire, Inc.**  
Manchester, NH 03101  
(603) 628-2800  
[cushmanwakefield.com](http://cushmanwakefield.com)





**State of New Hampshire**  
**OFFICE OF PROFESSIONAL LICENSURE AND CERTIFICATION**  
**DIVISION OF LICENSING AND BOARD ADMINISTRATION**  
 7 Eagle Square, Concord, NH 03301-4980  
 Phone: 603-271-2152

**BROKERAGE RELATIONSHIP DISCLOSURE FORM**  
**(This is Not a Contract)**

*This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information*

**Right Now, You Are a Customer**

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

**As a customer, you can expect a real estate licensee to provide the following customer-level services:**

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

**To Become a Client**

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

**As a client, in addition to the customer-level services, you can expect the following client-level services**

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

**Client-level services also include advice, counsel, and assistance in negotiations.**

**For important information about your choices in real estate relationships, please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).  
**I understand as a customer I should not disclose confidential information.**

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
		<b>Cushman &amp; Wakefield of NH 012561</b>	
Provided by: Name & License #	Date	(Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form			
(Licensees Initials)			

## *Types of Brokerage Relationships commonly practiced in New Hampshire*

### *SELLER AGENCY (RSA 331-A:25-b)*

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

### *BUYER AGENCY (RSA 331-A:25-c)*

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

### *SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)*

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

### *SUB-AGENCY (RSA 331-A:2, XIII)*

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

### *DISCLOSED DUAL AGENCY (RSA 331-A:25-d)*

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

### *DESIGNATED AGENCY (RSA 331-A:25-e)*

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

### *FACILITATOR (RSA 331-A:25-f)*

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

### *ANOTHER RELATIONSHIP (RSA 331-A:25-a)*

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.