

113 Hillside Avenue

113 Hillside Avenue, Londonderry, NH 03053

FOR LEASE

Property Summary



Property Description

Discover an exceptional industrial opportunity at 113 Hillside Avenue in Londonderry, NH. This versatile property is ideally suited for manufacturing, distribution, or light industrial use, offering a flexible layout to accommodate diverse operational needs. Benefit from excellent regional access via NH Route 102 and the nearby I-93 corridor, as well as close proximity to Manchester-Boston Regional Airport for seamless logistics connections. With the potential for modern tenant improvements and strong visibility from adjacent roadways, this strategically located asset presents an ideal environment for industrial and technology companies looking to elevate their operations.

Property Highlights

- Industrial asset located at 113 Hillside Avenue in Londonderry's well-established business park
- Ideal for manufacturing, distribution, or light industrial use with flexible layout possibilities
- Excellent regional access via NH Route 102 and nearby I-93 corridor

Offering Summary

Lease Rate:	\$12.50 SF/yr (NNN)
Available SF:	18,000 SF
Lot Size:	5.43 Acres
Building Size:	86,676 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,412	12,807	22,576
Total Population	5,831	32,881	61,345
Average HH Income	\$93,819	\$120,870	\$144,111

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Additional Photos



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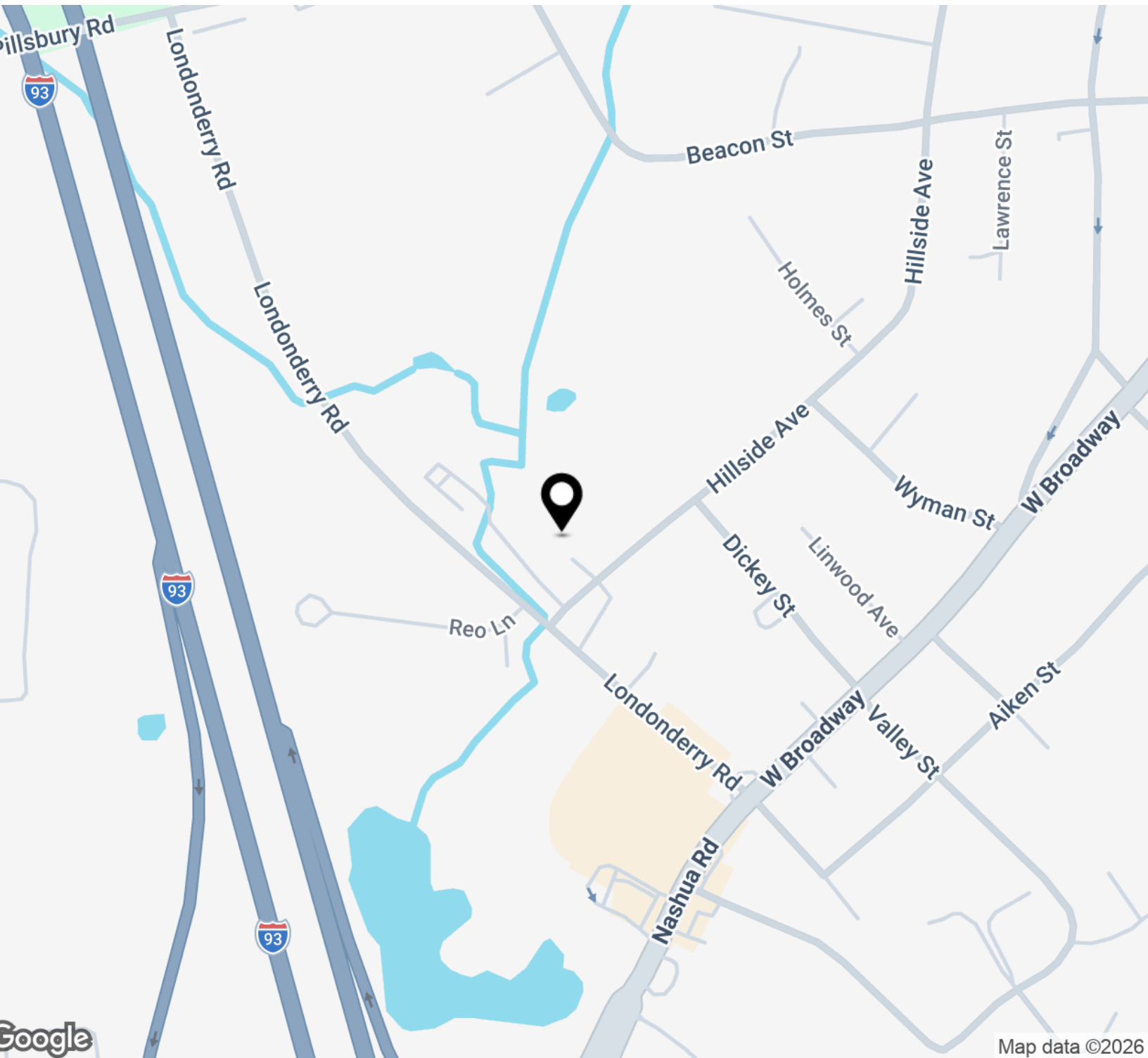


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Location Map



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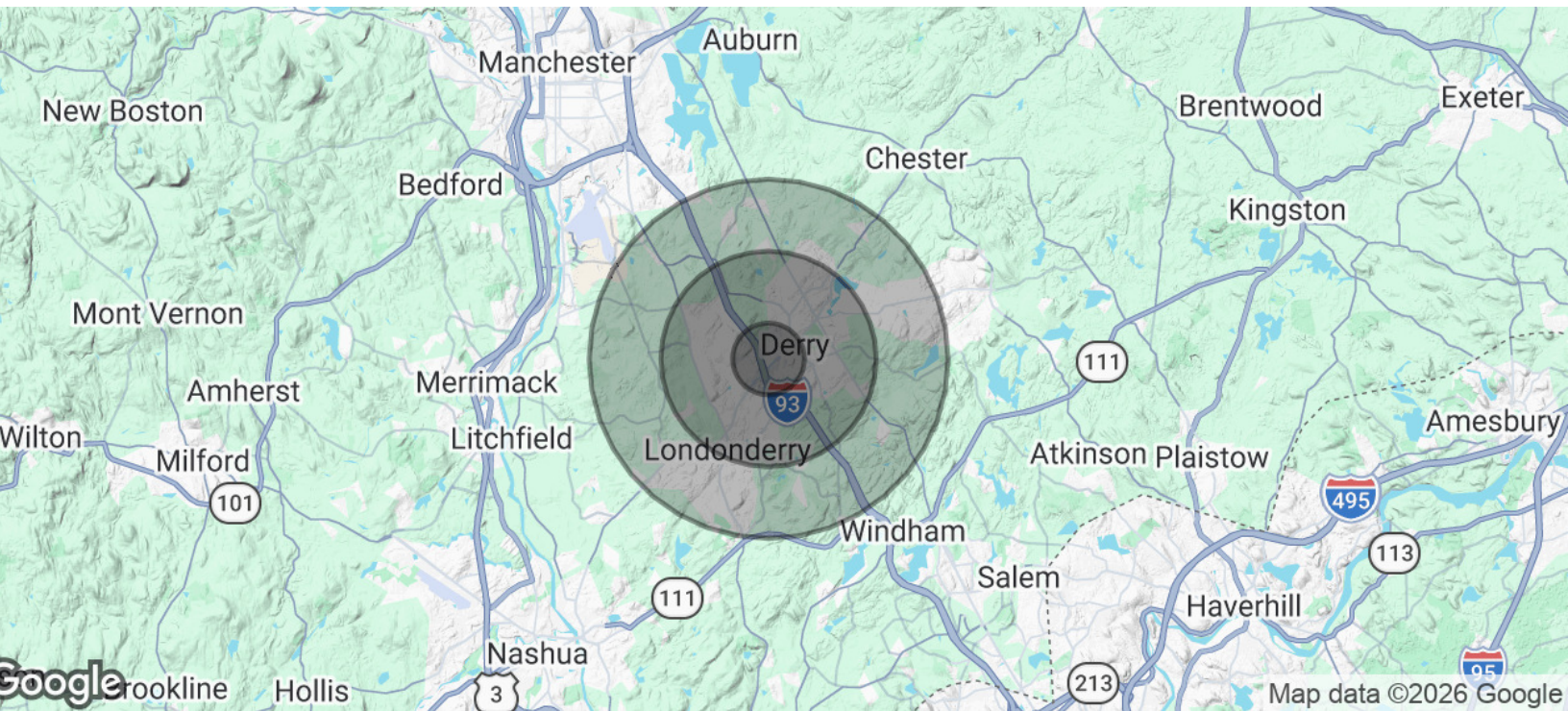


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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	5,831	32,881	61,345
Average Age	39.8	40.3	40.6
Average Age (Male)	34.7	37.7	38.4
Average Age (Female)	40.8	41.1	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,412	12,807	22,576
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$93,819	\$120,870	\$144,111
Average House Value	\$362,646	\$403,144	\$501,979

2023 American Community Survey (ACS)

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