

FOR LEASE

1 BOUCHARD STREET

MANCHESTER, NH

83,472 SF INDUSTRIAL | MANUFACTURING



CUSHMAN &
WAKEFIELD

PROPERTY SUMMARY

1 Bouchard Street offers a unique leasing opportunity for industrial, manufacturing, warehouse, and distribution users seeking a strategic location in Manchester, New Hampshire. Situated on ± 7.72 acres, the property is being marketed with a conceptual redevelopment plan designed to accommodate modern industrial operations and flexible occupancy requirements.

The proposed redevelopment contemplates a total building area of $\pm 83,472$ SF, divisible into Unit 1 ($\pm 40,347$ SF) and Unit 2 ($\pm 43,125$ SF). The concept includes approximately $\pm 8,435$ SF of office space, with $\pm 6,435$ SF in Unit 1 and $\pm 2,000$ SF in unit 2, along with clear heights ranging from 18.2' to 33', and an efficient 30' x 40' column spacing, providing flexibility for a wide range of manufacturing, warehousing, and logistics uses.

Planned building improvements include four loading docks (including two interior docks), two drive-in doors (including one interior drive-in door), and 128 parking spaces. The property is supported by robust utility infrastructure, including 5,000 amps of power via two 2,500-amp services, municipal water and sewer, natural gas service, and a wet sprinkler system.

With its flexible design potential, substantial power capacity, and strategic Manchester location, 1 Bouchard Street presents an exceptional opportunity for tenants seeking a customized industrial solution in one of Southern New Hampshire's most established industrial markets.



BUILDING SIZE

83,472 SF (Divisible)



SPACE AVAILABLE

83,472 SF

- Unit 1 $\pm 40,347$ SF
- Unit 2 $\pm 43,125$ SF



SITE AREA

± 7.72 Acres



PARKING

128 Spaces



OFFICE AREA

8,435 SF

- Unit 1 $\pm 6,435$ SF
- Unit 2 $\pm 2,000$ SF



LOADING

4 docks (2 interior)
2 drive-in door (1 interior)



CLEAR HEIGHT

18.2'-33'



COLUMN SPACING

30' X 40'



SPRINKLER

Wet System



POWER

5,000 amps via
2 - 2,500-amp services



YEAR RENOVATED

2026



LOCATED AT THE MANCHESTER•BOSTON REGIONAL AIRPORT
DESIGNATED ECONOMIC REVITALIZATION ZONE



The site plan illustrates the layout of a proposed industrial facility. Key features include:

- Proposed Unit 1:** Warehouse (25,892 SF) and Office (6,432 SF), totaling 32,324 SF.
- Proposed Unit 2:** Warehouse (41,125 SF) and Office (2,000 SF), totaling 43,125 SF.
- Potential Office Approach:** 2,000 SF Office.
- 1-Story High-Bay:** 2,000 SF (Footprint) with a 2:2.4 pitch.
- High Bay:** Located adjacent to the 1-story high-bay area.
- Clean Room:** Located near the proposed door.
- Proposed Door:** Located near the clean room.
- Proposed 8x10 OHD Dock Doors & 7x7 Dock Levelers:** Located near the potential office approach.
- Relocate Egress Door:** Located near the proposed 12x14 overhead door.
- Proposed 12x14 Overhead Door:** Located near the relocate egress door.
- 1-Story Office:** 6,432 SF, located near the proposed unit 1.
- Setbacks:** 20' Side Setback and 30' Front Setback.
- Surrounding Features:** Drainage/Sewer Easement, Sewer Easement, Proposed P & RAILINGS, and a Proposed Wall.
- Streets:** HARVEY RD. and COLIN DR.

THE NH ADVANTAGE



**NO SALES
INCOME, USE,
OR ESTATE TAX**



**LOW
BUSINESS
TAXES**



**ECONOMIC
REVITALIZATION
ZONE TAX CREDITS**



**HIGHLY
EDUCATED
WORKFORCE**



**ECONOMIC
OPPORTUNITY**
*(U.S. News & World
Report, 2024)*



**STATE FOR
JOBS**
*(WalletHub,
2024/2025)*



**BEST STATE
OVERALL**
*(U.S. News & World
Report, 2025)*



**STATE TO
MOVE TO**
*(ConsumerAffairs,
2026)*

CORPORATE NEIGHBORS





PROPOSED FACADE



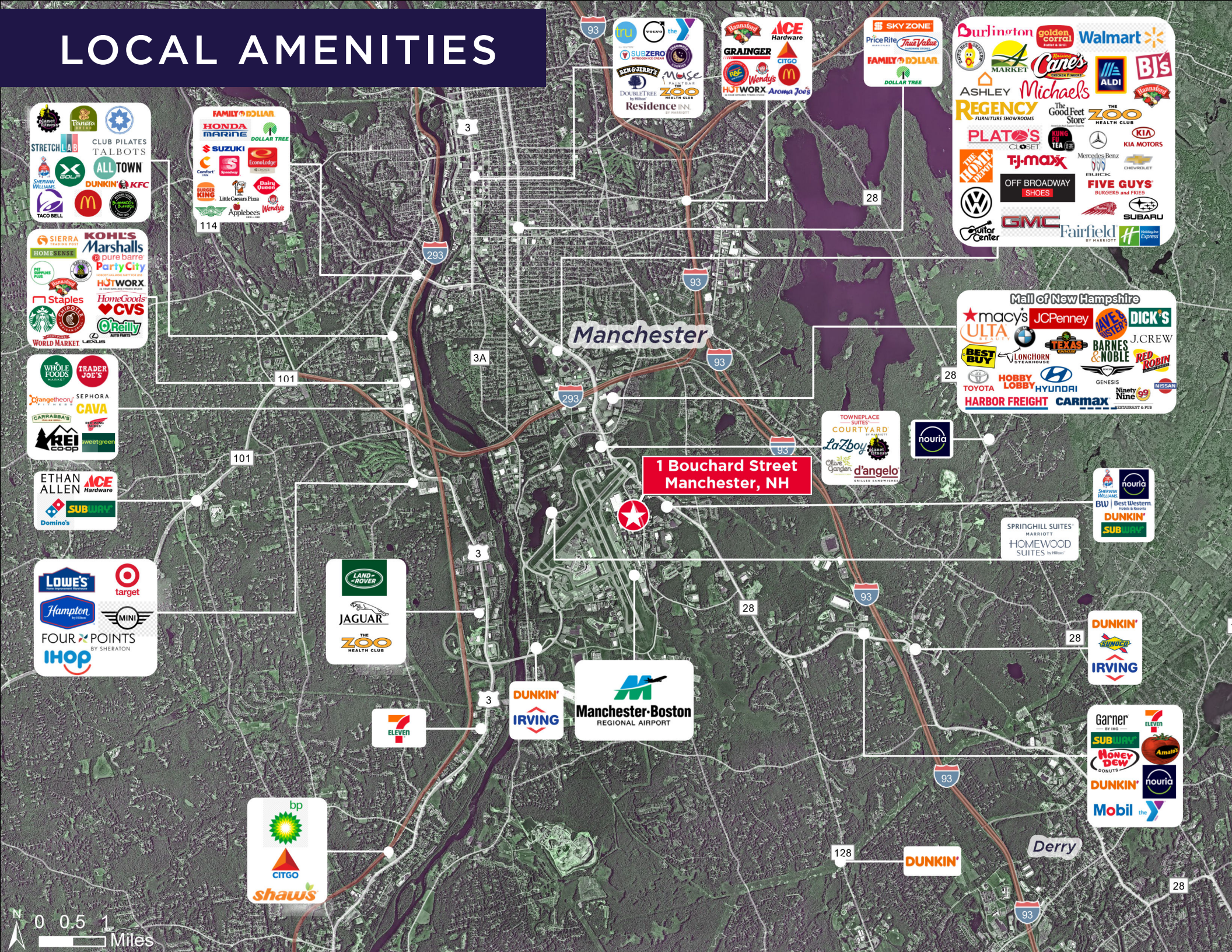
PROPOSED TENANT ENTRY



BIRDSEYE VIEW



PROPOSED TENANT ENTRY

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CONTACT

THOMAS FARRELLY, SIOR

Executive Managing Director

+1 603 661 4854

thomas.farrelly@cushwake.com

DENIS C.J. DANCOES II

Executive Director

+1 603 661 3854

denis.dancoes@cushwake.com

CUSHMAN & WAKEFIELD OF NH, INC.

900 Elm Street, Suite 1301

Manchester, NH 03101

+1 603 628 2800

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