

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# Premier Airport-Adjacent Industrial Warehouse

60 Pettengill Rd, Londonderry, NH 03053

Exclusively Represented By:

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OFFERING MEMORANDUM

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# Executive Summary

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## Offering Summary

Development Land Price	\$6,929,200
Lease Rate	\$16 PSF
Lease Type	NNN
GSF	173,230 SF
Site Size	16.88 Acres
Zoning	Gateway Business GB
Ceiling Height	36

## Property Overview

This state-of-the-art industrial development is strategically positioned in the heart of Southern New Hampshire's primary logistics hub, Londonderry, NH. This presents a rare opportunity to acquire or lease a fully customizable, Class A industrial facility. Conceptual plans are available for an up to **173,230 SF high-bay structure**. Designed for the modern logistics and manufacturing user, these facilities feature an unmatched **36' clear height** and robust **tilt-up construction**. The building is engineered for peak operational efficiency, featuring **ESFR sprinklers**, ample power (**3,000 Amps, 480 Volt, 3 Phase**), Municipal Water and Sewer and an optimized column grid with a 60' speed bay. The site's location provides a critical operational advantage: it is situated **less than 1 mile from the Manchester-Boston Regional Airport** and offers immediate access to Route 3, I-93, and I-293. This connectivity ensures seamless, nationwide shipping capabilities and minimizes regional transport times. Zoned for **General Business (GB)**, the property is versatile for a broad range of industrial, warehousing, and manufacturing uses. **Tenant/Buyer Customization:** Engage now to execute a design that perfectly aligns with your workflow, including the ability to tailor **Build-to-Suit office space**, up to **29 docks with 2 drive-in doors**, and secure dedicated auto and trailer parking. **Timeline:** The construction schedule is designed to accommodate the user's specific needs, with the Substantial Completion date to be finalized following tenant engagement.

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# Property Description

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## Location Description

The property enjoys seamless access to major highways, including I-93, Rte 3 and I-293, providing convenient connectivity to key business districts and transportation hubs across New England. The nearby Londonderry Industrial Park, known for its industrial manufacturing facilities and warehousing space, underscores the area's strong industrial presence, making it an ideal location for manufacturing-oriented businesses. Additionally, the Manchester-Boston Regional Airport, located within close proximity, offers convenient air travel options for businesses and visitors alike. This strategic access to highways, industrial manufacturing facilities, and the airport further solidifies the property's appeal as a prime location for Warehouse and Industrial building investors and tenants in the Southern New Hampshire market.

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# Complete Highlights

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## Property Highlights

- **New Construction Class A Quality:** The building is proposed tilt up new construction, designed with modern features like 36' clear height, motion sensor LED lighting, and ESFR sprinklers. Enhanced floor slab thickness (7" thick) and electrical capacity (3,000 amps).
- **High Clear Height:** 36' clear height which is ideal for high-bay warehousing and modern logistics operations.
- **Size and Configuration:** The site offers a Class A structure up to 173,230 SF with 44' x 54' column spacing.
- **Loading Capacity:** Exceptional loading capacities with up to 29 tailboard loading docks and 2 drive-in bays.
- **Utility Providers:** Electrical = Eversource, Gas = Liberty Utilities, Water = Manchester Water Works, Sewer = Town of Londonderry
- **Proximity to Airport:** The location is exceptionally close to the Manchester-Boston Regional Airport (1.0 mile), which is a key advantage, especially with the region's recent surge in air cargo and e-commerce growth (e.g., Amazon's new cargo facility at MHT).
- **Proximity to Highways:**
  - 2.35 miles to I-293
  - 3.5 miles to I-93
  - 1.0 mile to Route 3

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# Complete Highlights

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## Property Highlights

- Up to 173,230 SF
- Approx. 16.88 site acreage
- 280' x 624' building dimensions
- 44' x 54' column spacing
- 29 tailboard loading docks
- 2 drive-in door
- 130 parking spaces (ability to add 42 more)
- 24 trailer spaces
- 130' truck court depth
- 60' speed bay
- 3,000 AMP, 480 volt, 3-phase electric
- Availability for customization

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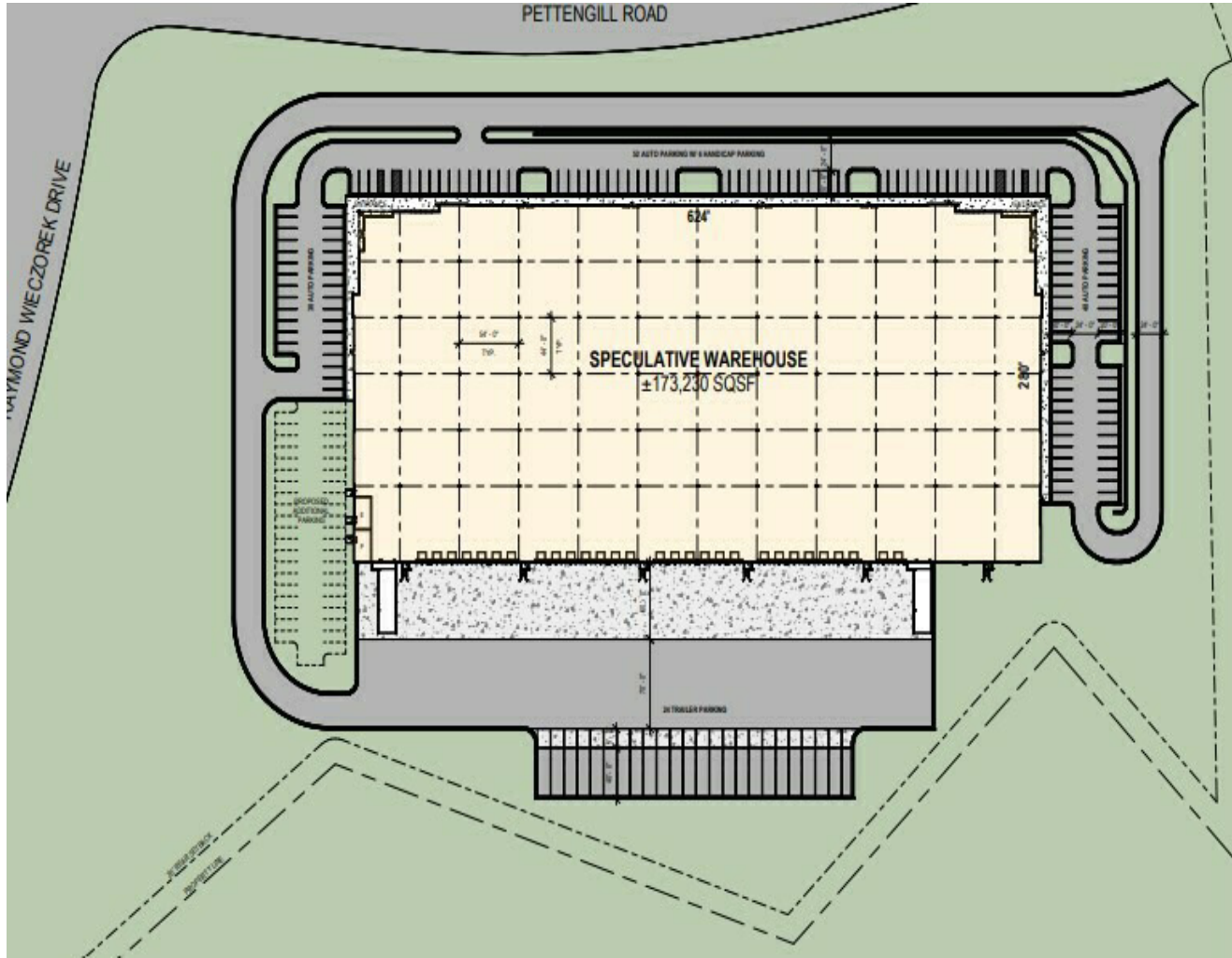
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# Site Plans

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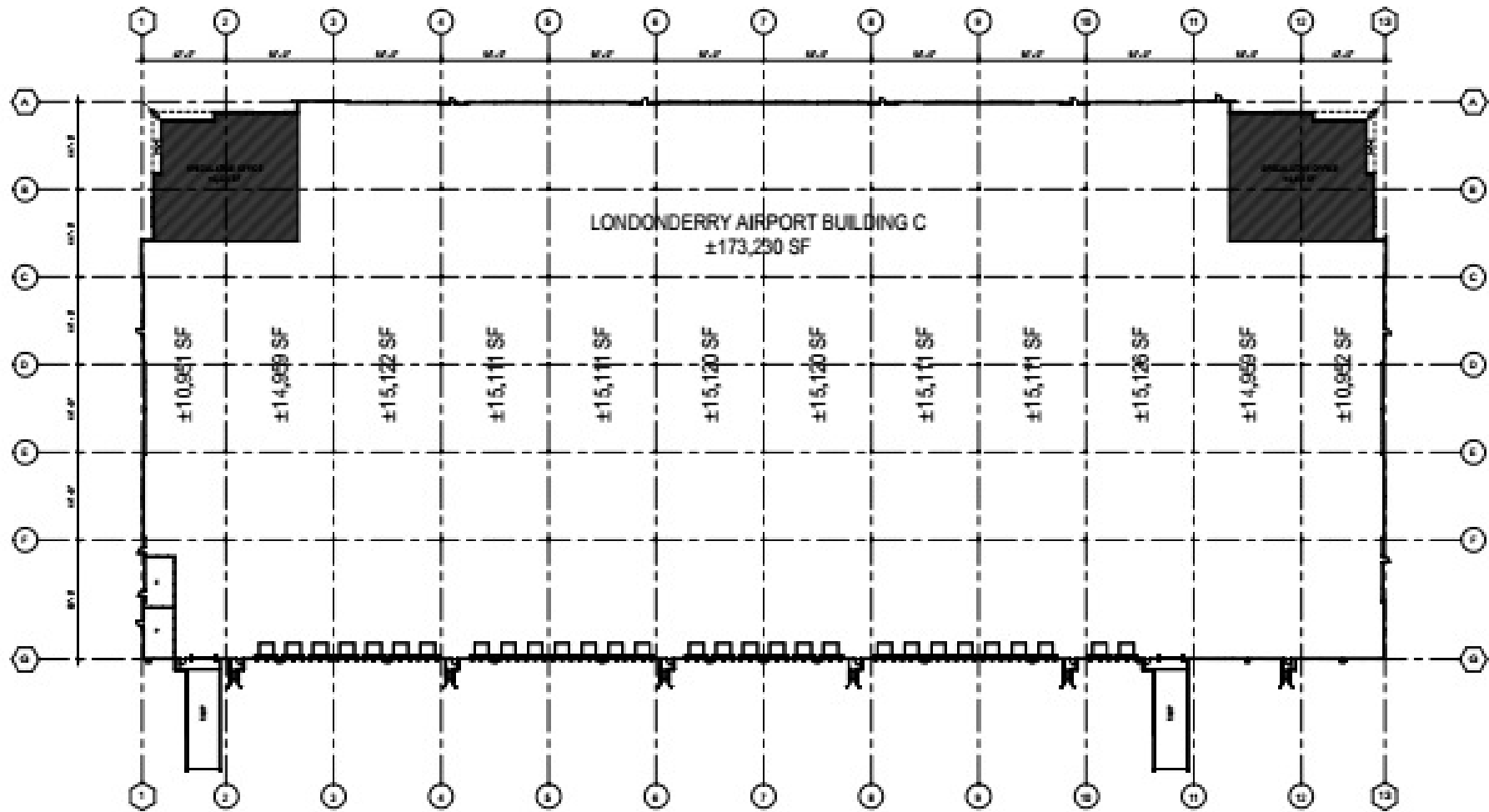
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# Leasing Options

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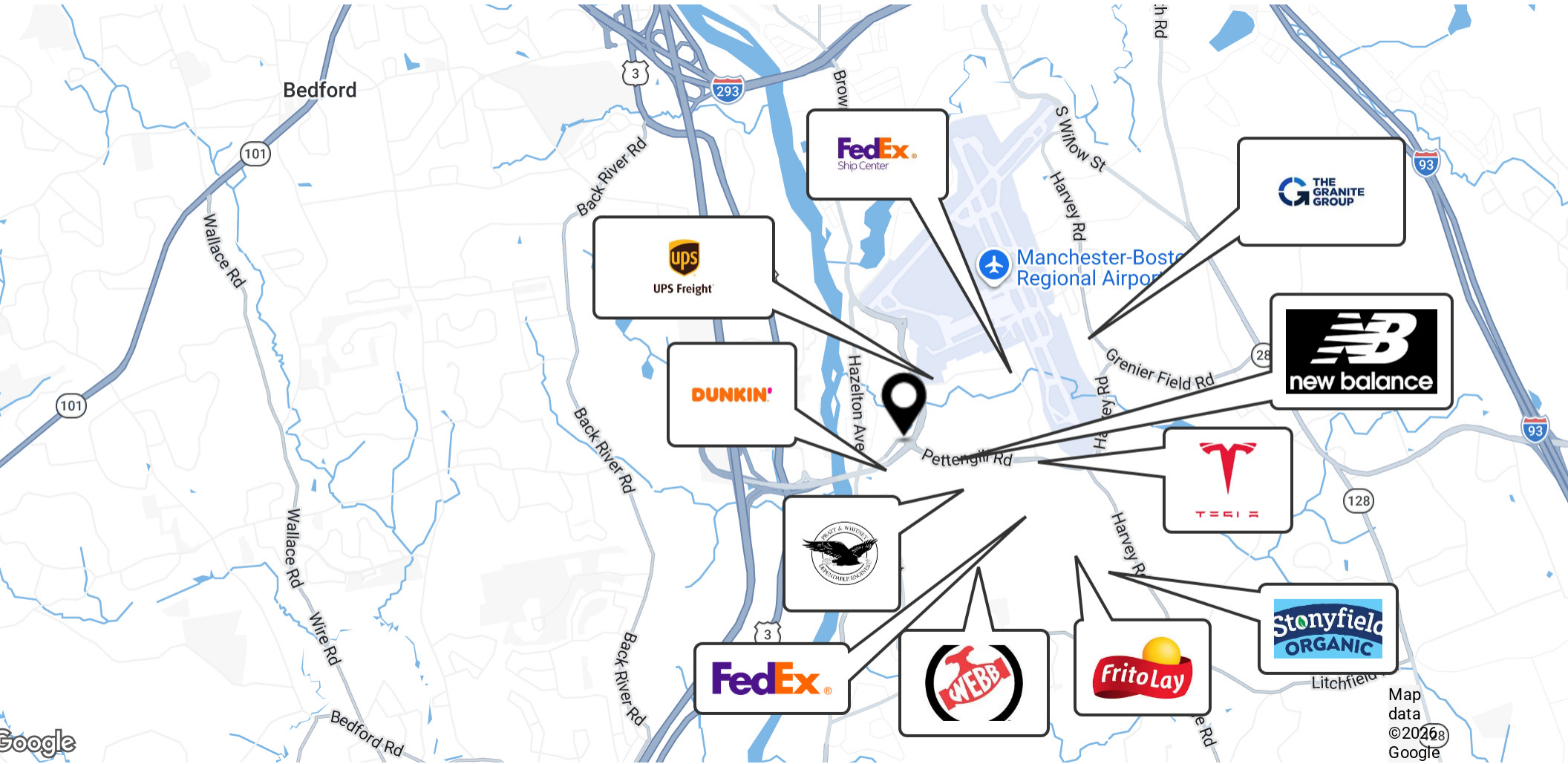
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# Regional Map Roundstone

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# Zoning

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## TOWN OF LONDONDERRY ZONING ORDINANCE

### 4.1.3 Gateway Business District Services Table 4-2

Gateway Business District Uses	Permitted By
Accessory Uses up to 5,000 sq. ft. - Including but not limited to, retailing, cafeteria, personal services, restaurant or auditorium accessory with and incidental to a principal use	P
Accessory Uses from 5,001 – 20,000 sq. ft.-Including but not limited to, retailing, cafeteria, personal services, restaurant or auditorium accessory with and incidental to a principal use	C
Automotive Repair up to 5,000 sq. ft.	P
Automotive Repair from 5,001 to 10,000 sq. ft.	C
Computer Services up to 5,000 sq. ft.	P
Computer Services from 5,001 to 10,000 sq. ft.	C
Service/Commercial Businesses up to 5,000 sq. ft. (Including restaurants and gas stations)	P
Service/Commercial Businesses from 5,001 to 20,000 sq. ft. (Including restaurants and gas stations)	C
Daycare up to 5,000 sq. ft.	P
Daycare from 5,001 to 10,000 sq. ft.	C
Health Clubs up to 5,000 sq. ft.	P
Health Clubs from 5,001 to 20,000 sq. ft.	C
Hospital	P
Personal Service Businesses up to 5,000 sq. ft.	P
Personal Service Businesses from 5,001 to 20,000 sq. ft.	C

### Zoning Codes For General Business GB Zoning

- P = Permitted By Right
- C = Conditional Use Permit
- S = Special Exception

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# Demographics Map & Report

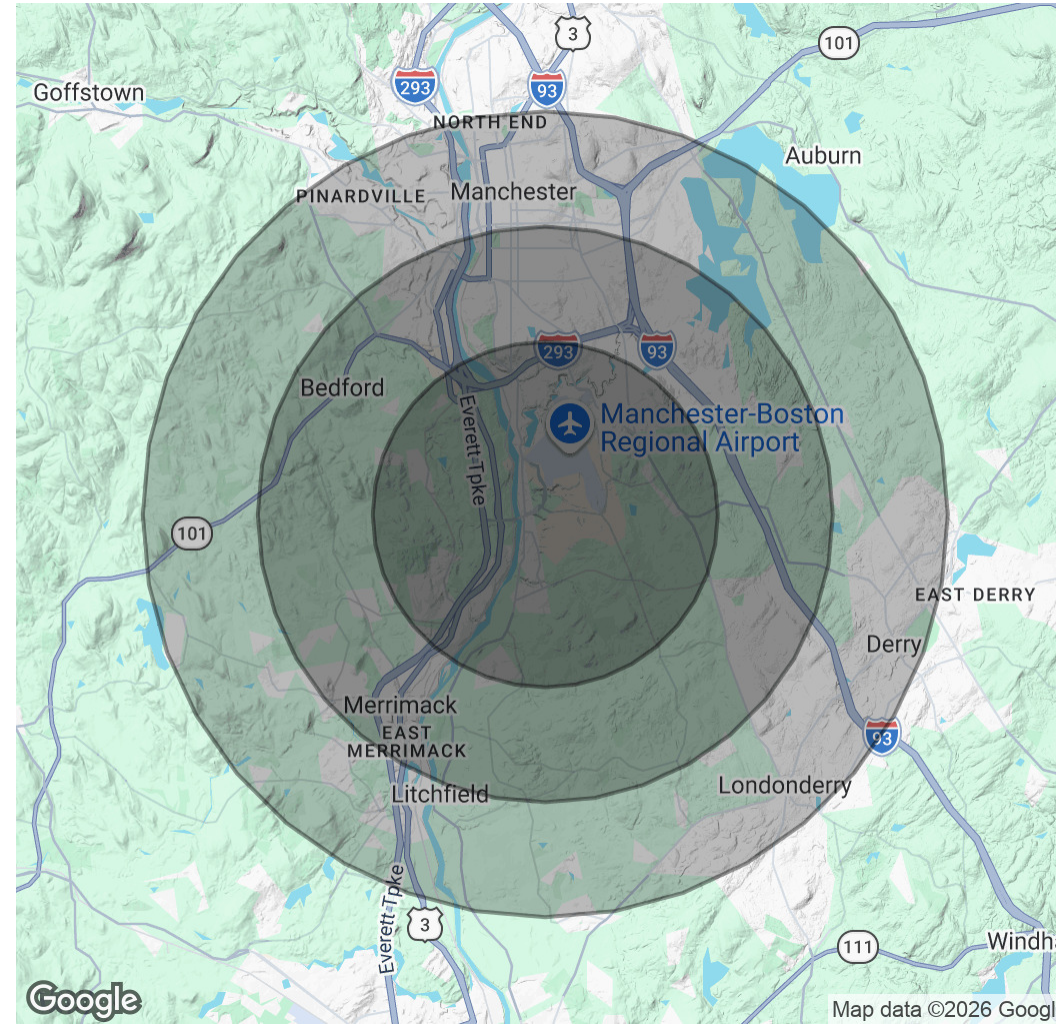
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Population	3 Miles	5 Miles	7 Miles
Total Population	22,413	86,759	203,042
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	8,874	34,134	81,231
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$133,414	\$129,817	\$124,474
Average House Value	\$434,780	\$431,684	\$432,605

2020 American Community Survey (ACS)



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# Meet The Team

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