FOR LEASE INDUSTRIAL | 30,400-94,800 SF

63 LONDONDERRY TURNPIKE, HOOKSETT, NH 03106

THE BOULOS COMPANY



PROPERTY HIGHLIGHTS

- New construction - now leasing
- 30,400± - 94,800± SF available
- Fully heated facility
- 100' clear span
- 24'-32' clear height
- (3) loading docks, (1) drive-in door
- 400 Amp, 3-phase electric
- Fully sprinklered (wet system)
- Ample parking for cars and trailers
- Approximately 2 miles from I-93 & RT 101
- 10 mins. to Manchester-Boston Reg Airport
- Lease Rate: $10.50-$12.50/SF NNN

650 Elm Street, Suite 102, Manchester, NH 03101 | 603.333.1333 | www.boulos.com

63 LONDONDERRY TURNPIKE, HOOKSETT, NH 03106

PROPERTY OVERVIEW

The Boulos Company is pleased to present the availability of 63 Londonderry Turnpike, Hooksett, NH. Available for lease is 30,400±-94,800± SF. The space is fully heated and features 100' clear span, 400 Amp, 3-phase electric service, 24'-32' clear height, three (3) loading docks and one drive-in door. There is ample parking for both cars and trailers.

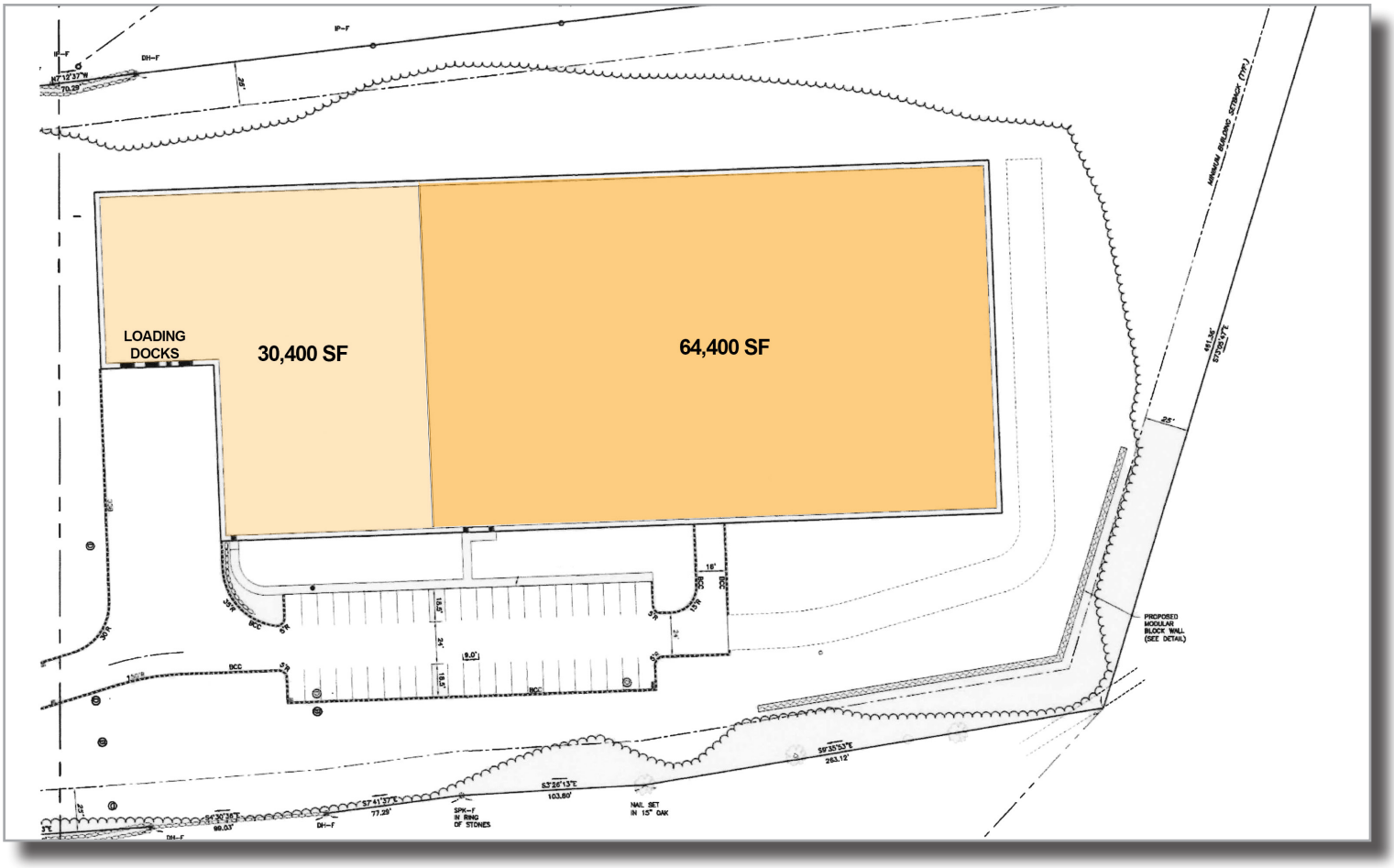
63 Londonderry Turnpike, located in Hooksett, New Hampshire; is situated along Route 28 By-pass, a major roadway that runs through the area. The location offers quick and convenient access to major highways, including Interstate 93 and Route 101, providing a direct route to both Concord to the north and Manchester to the south.



BUILDING SPECIFICATIONS

Building Size	94,800± SF
Available SF	30,400±-94,800± SF
Year Built	Under construction
Zoning	Industrial
Column Spacing	100' clear span
Loading Docks	(3) loading docks, (1) drive-in door
Clear Height	24'-32'
Power	400 Amp, 3-phase electric
Utilities	Municipal water & sewer
Sprinkler	Wet
NNN Expenses	TBD
Lease Rate	$10.50-$12.50/SF NNN

SITE PLAN



LOCAL ECONOMIC OVERVIEW

Hooksett, NH, is a growing community located in the Merrimack Valley, benefiting from its strategic position along the I-93 corridor, which connects it to both Manchester and Concord. The town has a diverse local economy, with significant contributions from retail, healthcare, and light manufacturing industries. The presence of businesses such as the Hooksett Industrial Park and proximity to regional shopping centers, like the Hooksett Village Shops and the nearby Mall of New Hampshire, supports a robust commercial base.

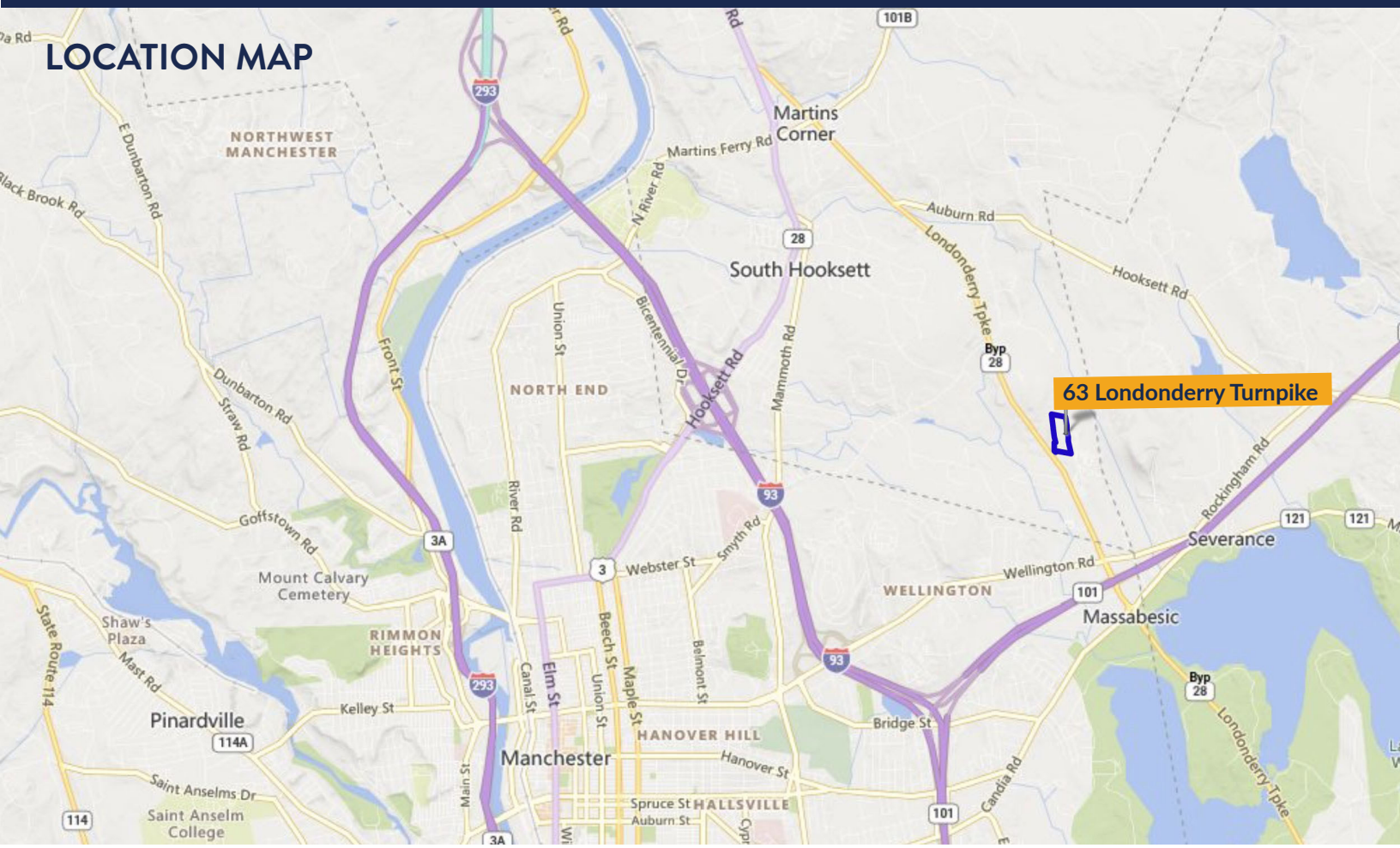
Additionally, Hooksett's economy benefits from its proximity to larger urban centers, with many residents commuting for work while contributing to local service-based businesses. The town's economic development is supported by its well-established educational system and public services, helping to foster a strong community atmosphere while maintaining steady growth and development.

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LOCATION MAP



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Property details have been gathered from sources deemed reliable, but no warranty is made as to its accuracy. All information should be independently verified.