

15

# HUDSON PARK DRIVE

HUDSON, NEW HAMPSHIRE



**AVAILABLE FOR LEASE OR SALE - 144,000± SF**  
HIGH-BAY WAREHOUSING AND MANUFACTURING



# 15 HUDSON PARK DRIVE

6.2 Acre Adjacent Site Available for Expansion

## ABOUT THE PROPERTY

15 Hudson Park Drive is a 144,000± SF office/flex/manufacturing/warehousing facility situated in the business-friendly state of New Hampshire. The property features a high-bay warehouse with 25' 5" clear height and 10 loading docks. The property is located in Hudson's Economic Revitalization Zone, providing tax credit opportunities for companies to reduce their business profits tax. Additionally, New Hampshire does not have a sales tax or millionaires' tax.

## BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	Total: 144,000 ± SF High Bay Warehouse: 47,000 ± SF Manufacturing: 64,000 ± SF Office/Flex: 33,000 ± SF
<b>SITE SIZE</b>	8.795 Acres, Adjacent 6.2 acre site provides up to 50,000 ± SF of building and parking expansion potential.
<b>YEAR BUILT</b>	1979
<b>CEILING HEIGHT</b>	High Bay Warehouse: 25' 5" (28' 5" to the deck) Manufacturing: 12' Office/Flex: 9'
<b>ROOF</b>	Steel joist / steel deck, .060 TPO roof membrane (2018)
<b>FLOOR</b>	6" reinforced concrete
<b>LOADING</b>	10 dock doors
<b>COLUMN SPACING</b>	25' x 30' and 25' x 60'
<b>HVAC</b>	<b>Office/Manufacturing:</b> Water source heat pump loop conditioned by: Four (4) 760,000 BTU natural gas fired Parker boilers & one (1) 220 ton IMECO cooling tower <b>Warehouse:</b> Fully air-conditioned warehouse with two (2) natural gas fired Hastings warehouse heaters tied to a common duct system with 500 tons of cooling <b>Shipping Area:</b> Hydronic unit heaters supplied by the four (4) Parker boilers

<b>FLOORING</b>	ESD flooring
<b>PLUMBING</b>	Men's & women's restrooms throughout
<b>FIRE PROTECTION</b>	100% wet system
<b>ELECTRICAL</b>	4000 AMPS, 277/480 Volts, 3 Phase
<b>EMERGENCY POWER</b>	Caterpillar SR4 (3304) providing emergency life safety power
<b>ELEVATORS</b>	One (1) 6,000 lb freight elevator One (1) passenger elevator
<b>CONNECTIVITY</b>	Dual Fiber Optic Sonnet Ring for data
<b>UTILITIES</b>	Water & Sewer - Town of Hudson Natural Gas - Liberty Utilities
<b>ZONING</b>	Industrial, located in Economic Revitalization Zone

## PROPERTY HIGHLIGHTS



25'+ CLEAR HEIGHT



10 LOADING DOCKS



250 PARKING SPACES (EXPANDABLE)



DUAL FIBER OPTIC SONNET RING



25 TRAILER SPACES (EXPANDABLE)



4000 AMPS 277/480 VOLTS 3 PHASE



CONVENIENT ACCESS TO I-93, I-495, AND THE F.E. EVERETT TURNPIKE

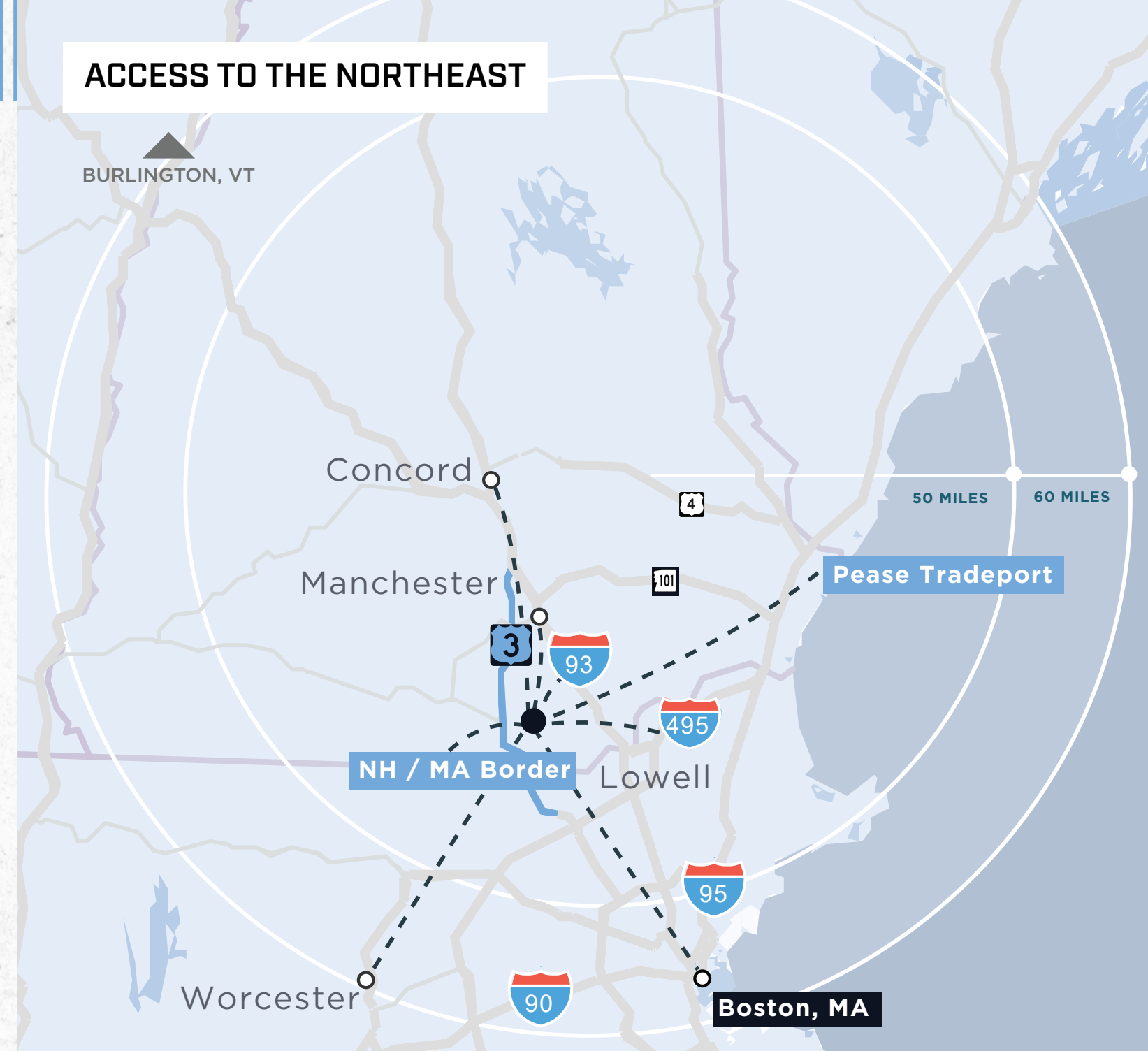


FULLY-EQUIPPED CAFETERIA



BUILDING EXPANSION POTENTIAL

## ACCESS TO THE NORTHEAST

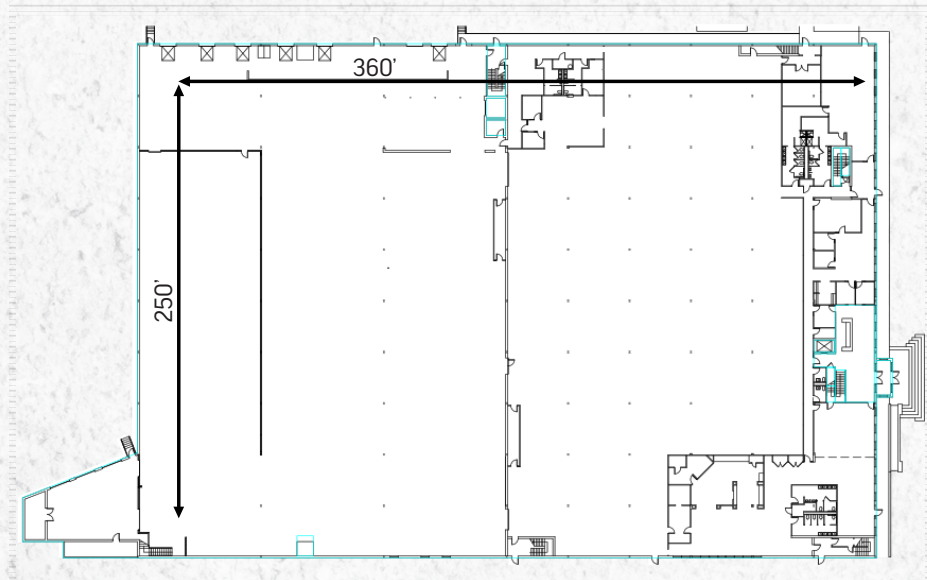


MAJOR POINTS OF INTEREST	MILES	DRIVE TIMES
Route 3 - Everett Turnpike	5	12 min
Interstate - 93	7	10 min
MA/NH Border	7	14 min
Interstate - 495	19	22 min
Pease Tradeport	52	50 min
Manchester, NH	13	20 min
Boston, MA	44	45 min
Worcester, MA	57	1 hr

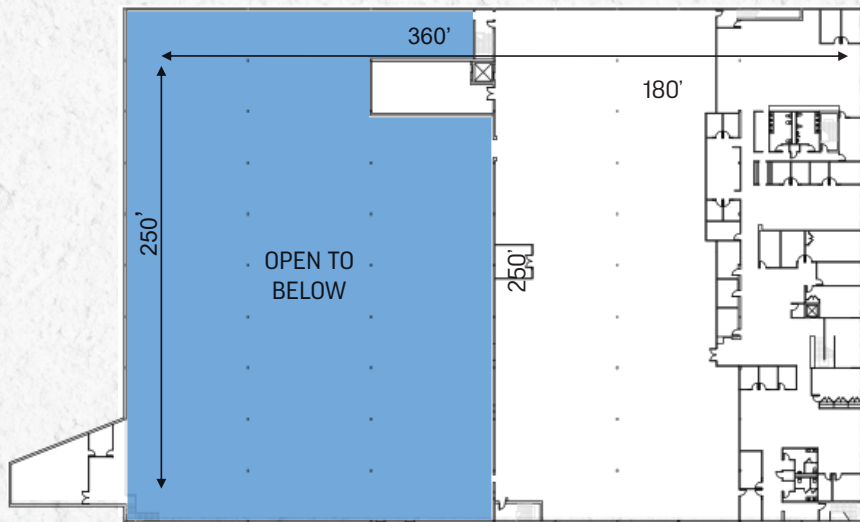
All information furnished regarding properties contained herein is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof, and the same is submitted subject to errors or omissions, modifications, change of price, rental or other conditions, prior sale, lease withdrawal without notice.

## FLOOR PLANS

### FIRST FLOOR



### SECOND FLOOR



### FOR MORE INFORMATION, PLEASE CONTACT:

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**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.