

The Offering

Liberty Lane Office Park, located in Hampton, NH, is a premier office park development suitable for owners/users or developers.

Located next to I-95, yet still in a bucolic setting, these buildable lots feature two large ponds, walking trails, and mature landscaping. Only 15 minutes from the New Hampshire/Massachusetts state border, 20 minutes to downtown Portsmouth, 40 minutes from the Manchester-Boston Regional Airport, and less than an hour to Boston, MA, this Park is easily accessible from Exit 2 off I-95 via Routes 101 and 27.



Originally developed in the 1970s for Wheelabrator-Frye to house its 110,000± square foot Georgian style headquarters, Liberty Lane Office Park has evolved over the years and now includes three spectacular office buildings, including the corporate headquarters of Unitil and the corporate headquarters of Planet Fitness.

A total of five developable condominium sites remain at Liberty Lane East, ranging in size from 2.34± usable acres to 8.82± usable acres. Conceptual plans that are a part of this offering (*starting on page 24*) illustrate that buildings as small as 15,000 square feet or as large as 45,000 square feet (either single-story or multistory buildings) may be able to be accommodated in the park. The current owner would be willing to pursue build-to-suit or build-to-lease options, as well as an outright sale of a site to a developer who has a controlled tenant or to an end user.

Condominium documents have been created and are available upon request, and a condominium budget is being prepared. Architectural guidelines are in place to ensure that any new building is in harmony with the existing buildings.

Liberty Lane East is zoned Industrial and office buildings are an allowed use in this zone (see Zoning Ordinance Excerpts, starting on page 8). Water, sewer and natural gas are available in the park and are adjacent to some of the lots.

Colliers International | New Hampshire, as the exclusive listing agent for the property, invites serious inquiries from developers or companies seeking a signature business address in Southern New Hampshire.

