FOR LEASE > WAREHOUSE/DISTRIBUTION CENTER

High Bay Warehouse Space

55 WENTWORTH AVENUE, LONDONDERRY, NH 03053





Snapshot > Warehouse Space

Building Type Warehouse/distribution

Total Building SF $36,000\pm$ Available SF $10,000\pm$ Year Built 2002 Acres $2.82\pm$

Loading Dock 1
Drive-in Door 1
Ceiling Height 22'±

Clear Height 20'±

Electrical 600A; 480/277V; 3 phase

Utilities Municipal water and sewer

Natural gas - FHA heat

Sprinkler System Wet

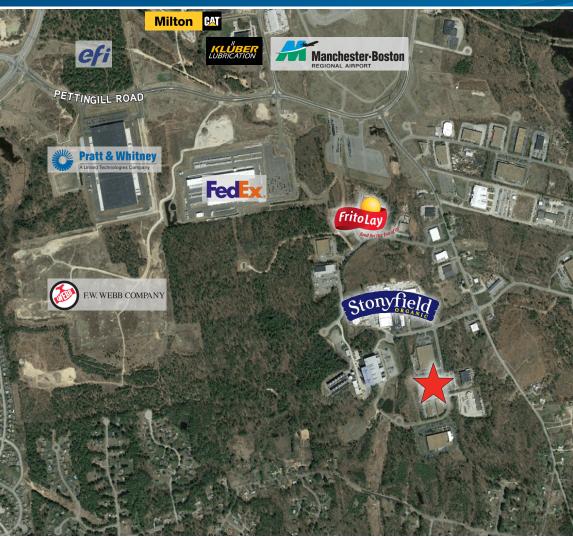
Zoning Industrial 2 2017 Est. NNN Expenses \$3.10 PSF

Lease Rate \$7.50 NNN \$6.50 NNN



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55 Wentworth Drive, Londonderry, NH







Property Highlights

- > Current tenant is downsizing their warehouse space, creating up to 10,000± SF of available space with access to a common drive-in door and loading dock
- > High bay (20'± clear) warehouse features natural gas-fired space heaters, 600 amps, 480/277 volts, 3 phase, wet sprinkler system, LED lighting (to be installed), and 2 bathrooms
- > NNN expenses are approximately \$3.10 PSF and include electric
- > Ideal location at the south end of the Manchester-Boston Regional Airport area, where considerable development has taken place
- > Easy access to Exit 5, I-93, and Exit 13, the Everett Turnpike, via the new airport access road (Raymond Wieczorek Drive) and Pettengill Road

Contact Us

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