

FOR LEASE > WAREHOUSE/DISTRIBUTION CENTER

High Bay Warehouse Space

55 WENTWORTH AVENUE, LONDONDERRY, NH 03053



PRICE REDUCED!



Snapshot > Warehouse Space

Building Type	Warehouse/distribution
Total Building SF	36,000±
Available SF	10,000±
Year Built	2002
Acres	2.82±
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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