



For Lease

MHT Area Warehouse/Office

55 Wentworth Avenue Londonderry, NH

Property Highlights

- 29,100± SF of warehouse/office space is available in a well-located attractive building in Londonderry, NH
- Warehouse is 23,700± SF and features the exclusive use of (2) 8' x 10' loading docks with levelers, natural gas fired space heaters, and motion sensor LED lighting; lease also includes shared use of another 8' x 10' loading dock and (1) 12' x 14' drive-in door
- Office space is 5,400± SF and consists of a full kitchen, restrooms, a shower, a conference room, lots of open space, and private offices
- 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, Everett Turnpike via the new airport access road (Raymond Wieczorek Drive) and Pettengill Road
- Eligible for Foreign Trade Zone designation

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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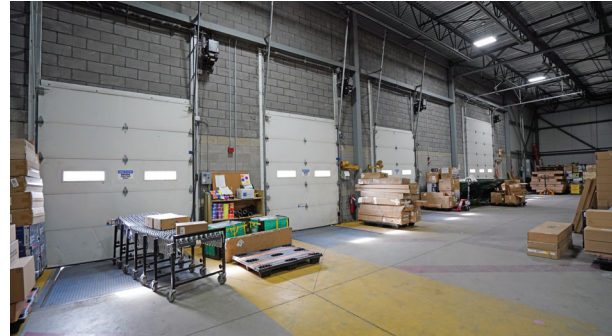
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Specifications

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|--------------------|---|
| Address: | 55 Wentworth Drive |
| Location: | Londonderry, NH 03053 |
| Building Type: | Warehouse/distribution |
| Year Built: | 2001 |
| Total Building SF: | 36,000± |
| Available SF: | 29,100± |
| Utilities: | Municipal water & sewer Natural gas - FHA heat; HVAC in office |
| Zoning: | Industrial 2 |
| Loading Docks: | 3 |
| Drive-in Door: | 1 |
| Ceiling Height: | 22'± |
| Clear Height: | 19'± |
| Electrical: | 600A; 480/277V; 3 phase |
| Sprinklers: | Wet system |
| 2025 NNN Expenses: | \$3.10 PSF |
| Lease Rate: | \$14.00 NNN |

Aerial



Contact us:

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