



For Lease

# High Bay Manufacturing/ Warehouse Space

## 55 Wentworth Avenue Londonderry, NH

### Property Highlights

- 29,100± SF of high bay manufacturing/warehouse space is available in a well-located attractive building in Londonderry, NH
- Warehouse/production area 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

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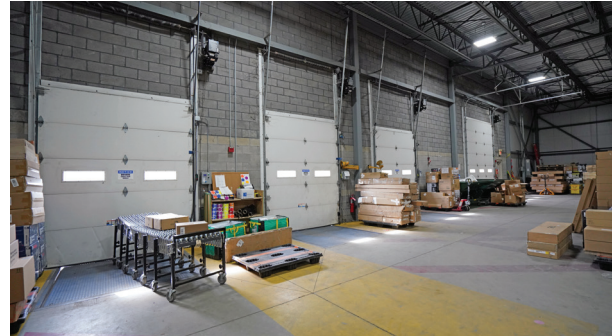


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## Specifications

Address:	55 Wentworth Drive
Location:	Londonderry, NH 03053
Building Type:	Manufacturing/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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