

MANCHESTER - BOSTON REGIONAL AIRPORT ±1 MILLION SF DEVELOPMENT OPPORTUNITY ADJACENT TO RUNWAY

Manchester, NH



NEW ENGLAND
DEVELOPMENT

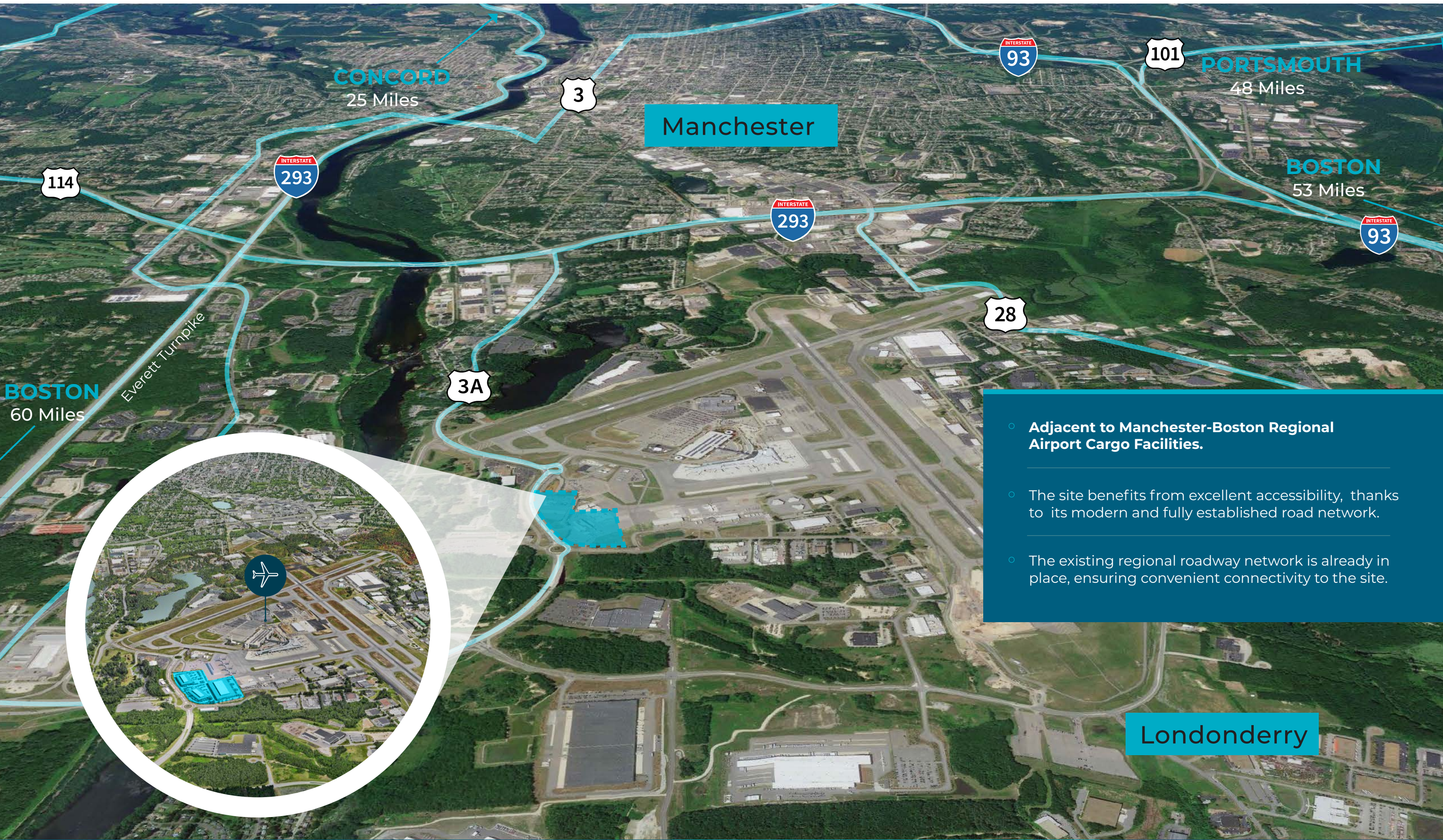




**NEW ENGLAND DEVELOPMENT AND
VISIONARY INSTITUTE JOINTLY CONTROL
AN EXCLUSIVE 30-PLUS ACRE SITE
AT MANCHESTER-BOSTON REGIONAL
AIRPORT, CREATING A ONE-OF-A-KIND
OPPORTUNITY FOR DEVELOPMENT.**

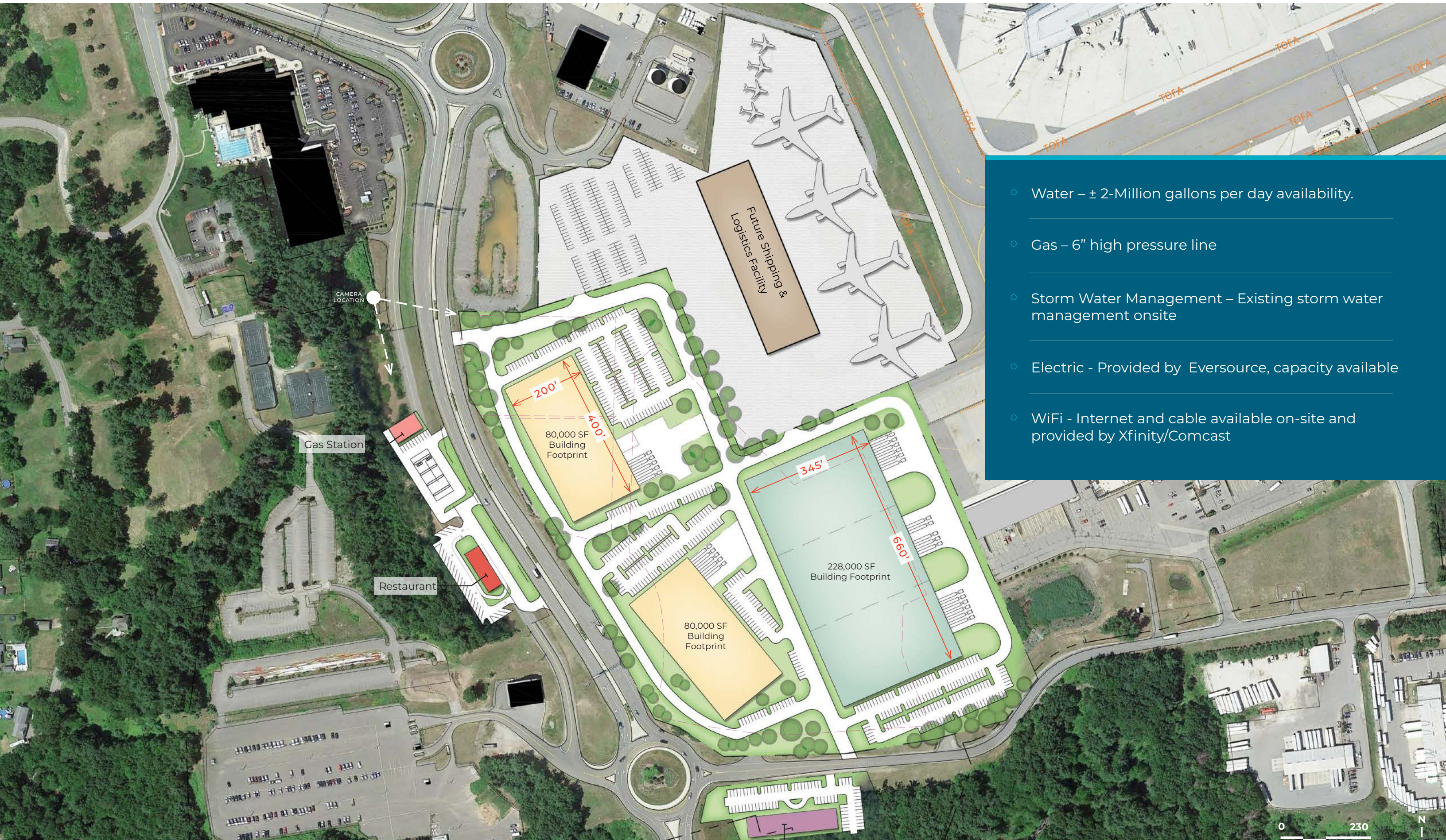
This site boasts tremendous potential and unlimited flexibility, allowing for over 1-Million SF of development, 115' in height, (highly unusual at the airport) and 1,000 parking spaces. The site boasts exceptional highway access to major regional routes, including Routes 3 and 93. Located within the airport premises, **the site offers airside access, serving as a highly beneficial location for businesses involved in domestic and international travel, as well as those engaged in robust cargo operations.** The site features abundant and convenient water and sewer capacity with the municipal plants in close proximity to the site and with capacity in excess of 2-Million GPD, to serve current and projected needs, unusual for the region. In addition to these valuable features, the site also offers a ten-year tax incentive program and export tax program, substantially reducing the taxes payable for the site.

MANCHESTER BOSTON REGIONAL AIRPORT SITE



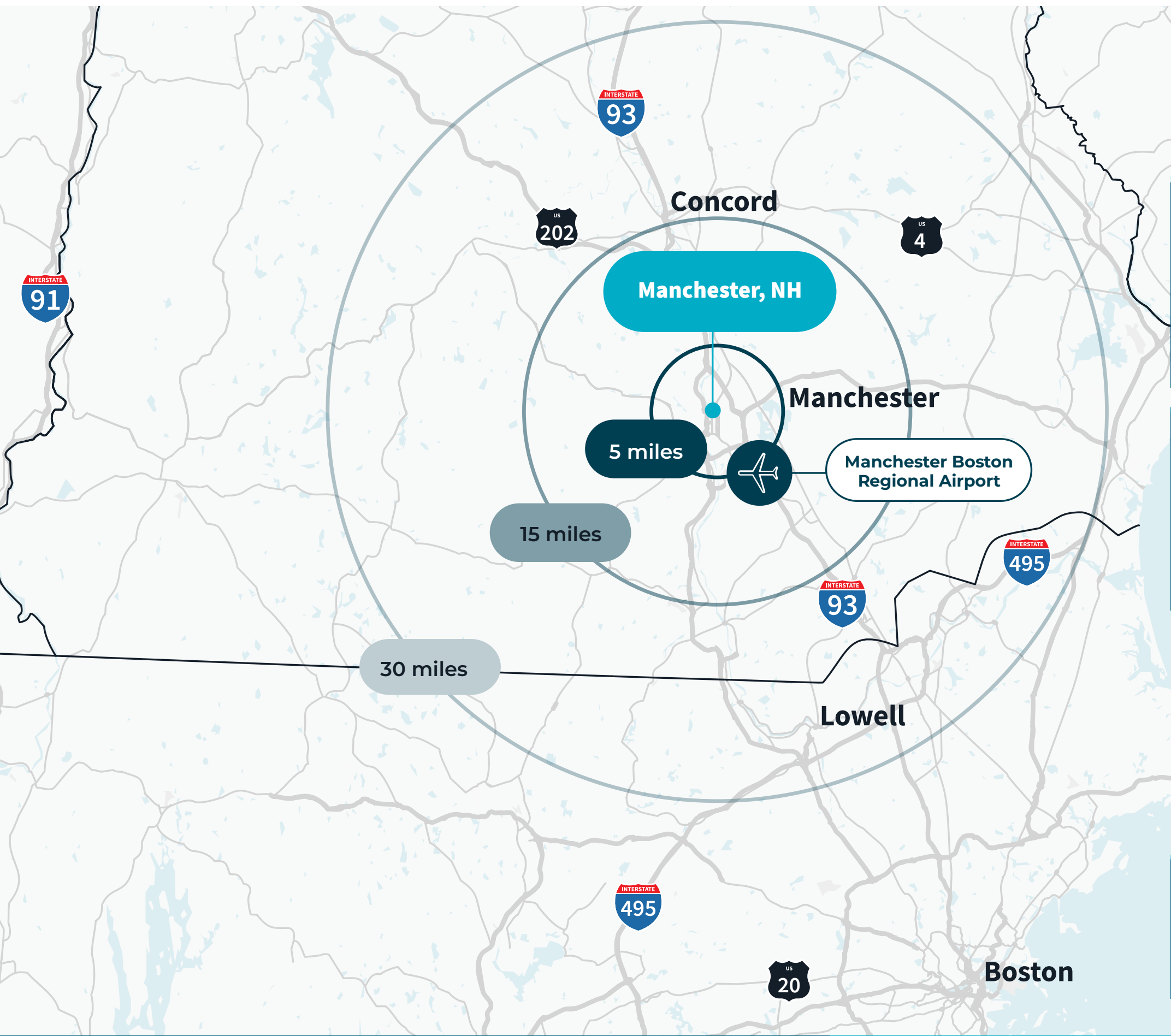
- **Adjacent to Manchester-Boston Regional Airport Cargo Facilities.**
- The site benefits from excellent accessibility, thanks to its modern and fully established road network.
- The existing regional roadway network is already in place, ensuring convenient connectivity to the site.

SITE PLAN



- Water – ± 2-Million gallons per day availability.
- Gas – 6” high pressure line
- Storm Water Management – Existing storm water management onsite
- Electric - Provided by Eversource, capacity available
- WiFi - Internet and cable available on-site and provided by Xfinity/Comcast

WHY NEW HAMPSHIRE



DRIVE TIMES

22	Miles to Massachusetts Border	43	Miles to Boston MA
25	Miles to Concord NH	48	Miles to Portsmouth NH

MANCHESTER DEMOGRAPHICS

	5 Miles	15 Miles	30 Miles
Population	116,149	502,887	1,631,973
Households	46,759	197,302	611,122
Daytime Population	119,991	393,085	1.27 Million
College Degree	27,871	128,349	453,567

CULTURE

123	Museums in Manchester NH	4K+	Miles of hiking trails
2	National parks	28	World class ski resorts

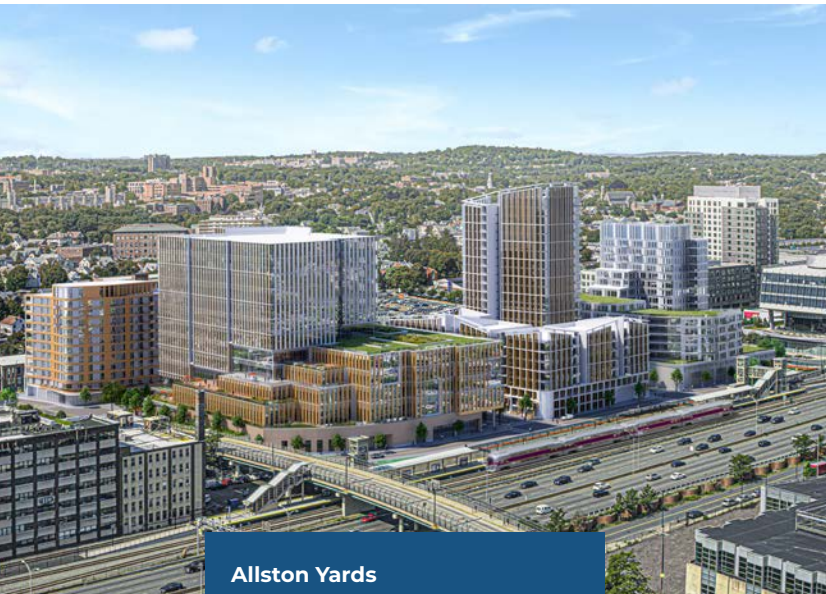
RANKINGS

#3	Best economic growth U.S. News 2023	#4	Best state economy U.S. News 2023
#6	Best States overall U.S. News 2023		

EDUCATION

166,065+	Students in higher education	36.9%	Population (<i>Forbes</i>) with bachelors degree
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ABOUT NEW ENGLAND DEVELOPMENT



Allston Yards
1.4M SF
Office/Lab, Retail & Residential
Allston, MA



CambridgeSide Redevelopment
1.6M SF
Office/Lab, Retail & Residential
Cambridge, MA



NEW ENGLAND DEVELOPMENT

For over forty years, New England Development has taken a creative, entrepreneurial approach to real estate development and management—delivering and sustaining successful projects across a wide range of property types.

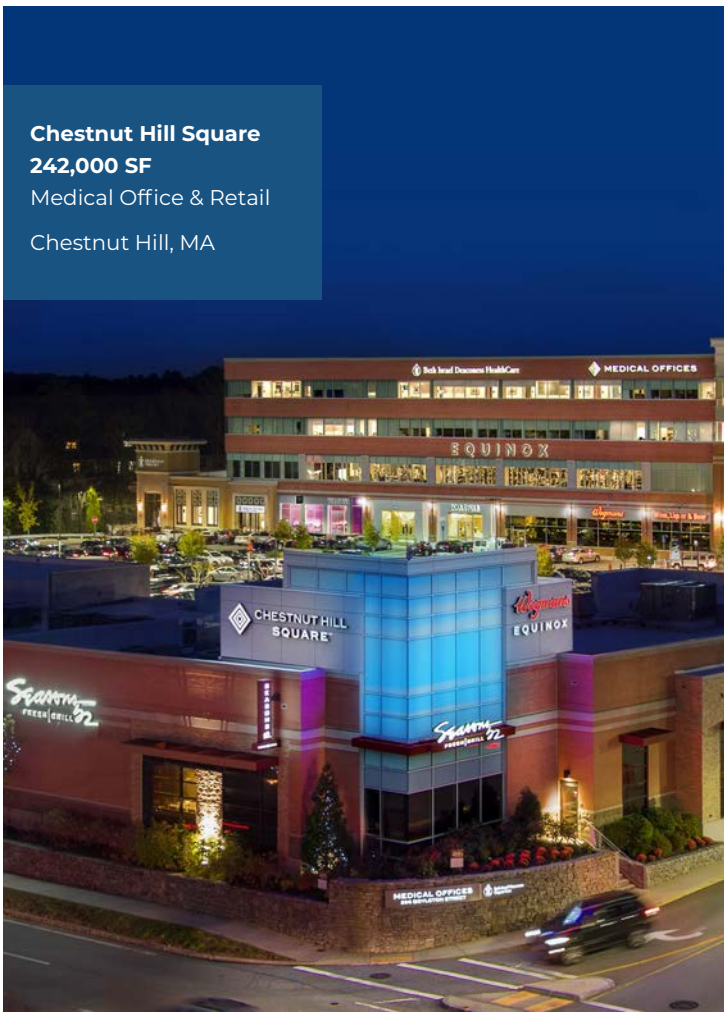
These projects transform complex challenges into preferred locations, generate long-term value to communities, afford compelling opportunities for local and national businesses, and offer sought-after experiences to a wide range of consumers.

Our robust, national portfolio includes mixed-use developments that combine life science, commercial, retail, residential, office, and hotel uses, plus some of the country’s most widely-recognized and successful regional centers. A nationally celebrated planned community, outlet centers, high-end and street-front retail, airport retail, office and lab space, hotels, golf courses, restaurants, and marinas round out New England Development’s diverse portfolio.

ABOUT VISIONARY INSTITUTE



Visionary Institute initially served as a problem-solving engine, assisting lending institutions and government agencies grappling with non-performing assets. Flier’s exceptional ability to identify and creatively address complex issues proved instrumental in revitalizing assets and recovering capital. Over time, the company evolved into a development and investment entity, generating significant opportunities for investors and the public alike.



Chestnut Hill Square
242,000 SF
Medical Office & Retail
Chestnut Hill, MA



University Station
2M SF
Mixed Use, Office & Residential
Westwood, MA



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