

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

VERANI  
REALTY



# Southern New Hampshire Prime Location 20,000 SF Industrial/Warehouse Space for Lease

111 Hillside Avenue, Londonderry, NH 03053

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OFFERING MEMORANDUM

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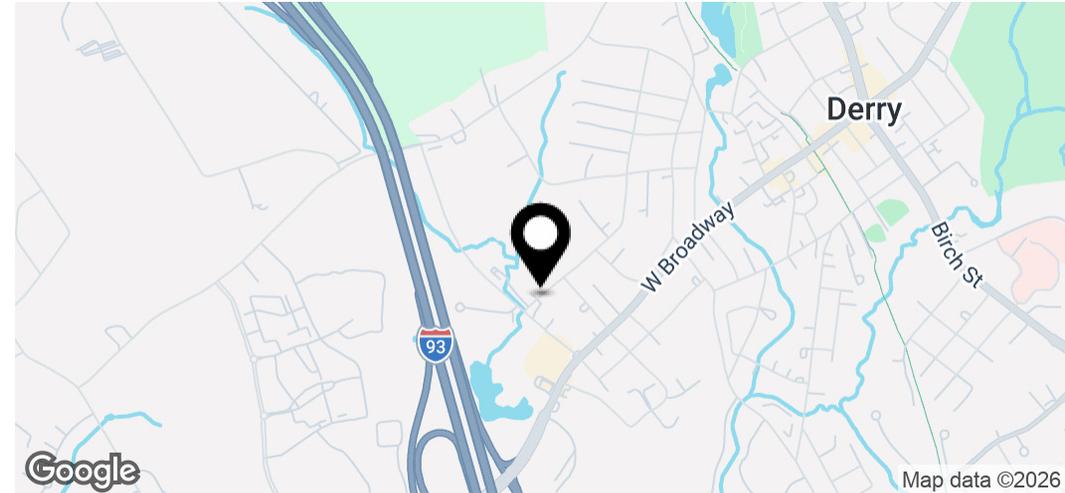
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# Property Information

## Section 1

# Executive Summary

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## Offering Summary

Lease Rate	\$12.50 SF/yr
Lease Type	NNN
GSF	86,677 SF
Site Size	5.43 Acres
Year Built	1965
Zoning	C-II
Ceiling Height	21
DH/DI/GL Doors	3 / 3 / 3

## Location Overview

Discover the diverse opportunities of Rockingham County, where the property is strategically positioned for Industrial/Warehouse/Distribution tenants. Enjoy seamless accessibility to major transportation routes, including Interstates 93 and 495, as well as convenient proximity to Manchester-Boston Regional Airport. Embrace the vibrant economic landscape, which boasts a mix of leading industries and a skilled labor force. Nearby, the town of Londonderry offers a welcoming community and a range of dining, retail, and recreational options. Embrace the region's dynamic business environment and favorable quality of life, making the area an ideal location for your industrial, warehouse, or distribution operations.

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# Property Description

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## Property Description

Elevate your operations in this well maintained 20,000 SF suite, situated in the heart of Londonderry's premier industrial corridor.

Following an extensive 2023/2024 capital improvement program, this facility offers a refreshed environment designed for high-efficiency distribution and manufacturing.

**Key Features:** Includes 3 high-bay doors for rapid loading and seamless logistics.

**Recent Upgrades:** New roofing, fresh paving and striping, upgraded drainage, and new dock bumpers.

**Zoned C-II** for versatile industrial use, featuring ample parking and a professional, newly painted exterior.

**Strategic Location:** Immediate access to I-93 (0.4 miles to Exit 4) and just 8 miles to Manchester-Boston Regional Airport.

This 20,000 SF space is ready to support your business growth in New Hampshire's most active hub.

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# Complete Highlights

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## Property Highlights

- Facility Highlights:
- Loading: 3 dedicated high-bay doors.
- Recent Renovations (2023/2024): All new roofs, fresh asphalt/paving, new bollards, and upgraded siding/painting.
- Parking & Access: Expansive parking for staff and fleet (50+ total site spaces) with improved catch basins and drainage.
- Zoning: C-II (Industrial/Warehouse/Distribution).
- Signage on building and Marque
- Easy two turn access from major hways
- I-93 (Exit 4): 0.4 Miles
- MHT Airport: 8.0 Miles
- MA Border: 12 Miles

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# Additional Photos

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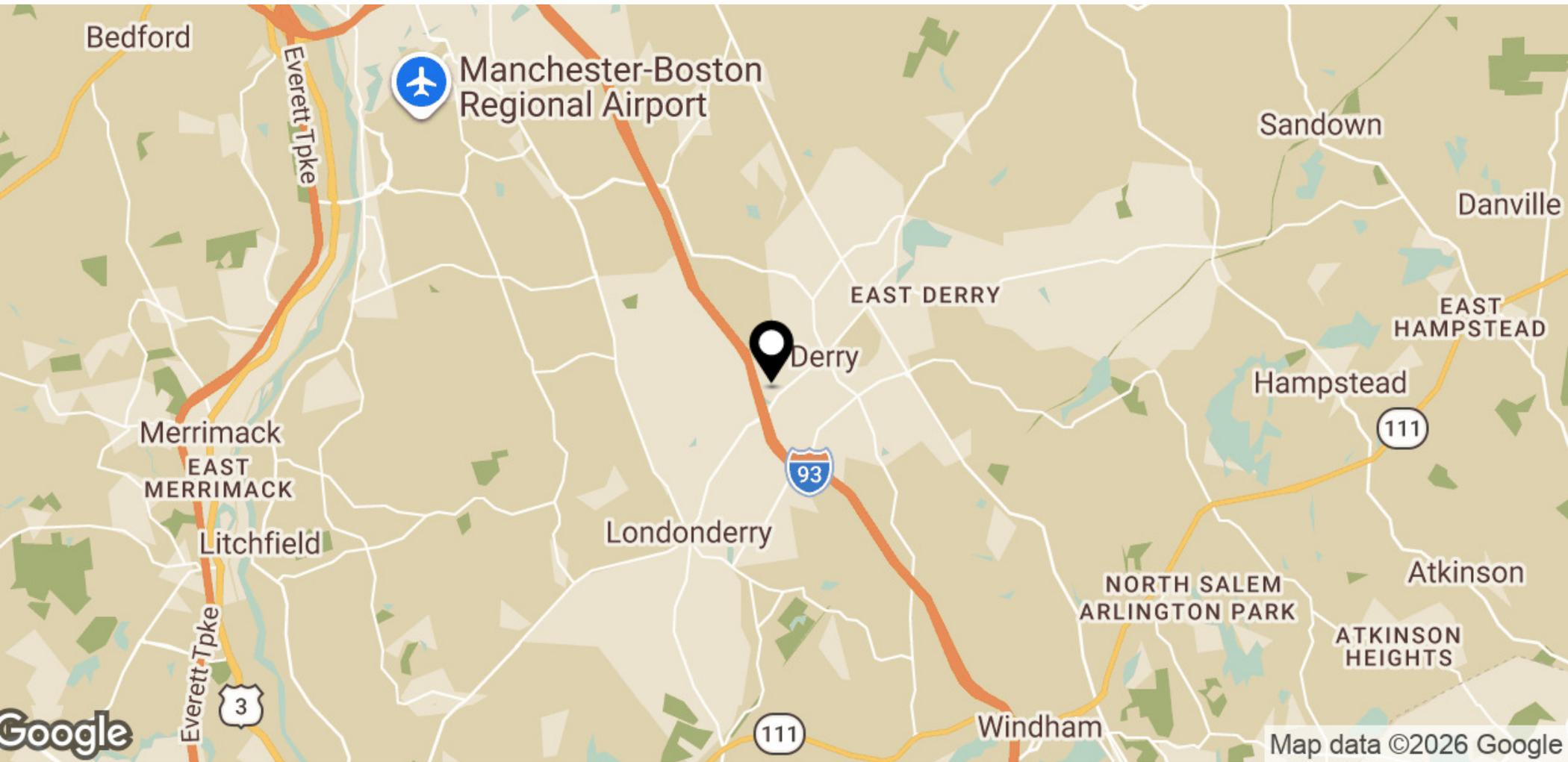


# Location Information

## Section 2

# Location Map

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# Demographics

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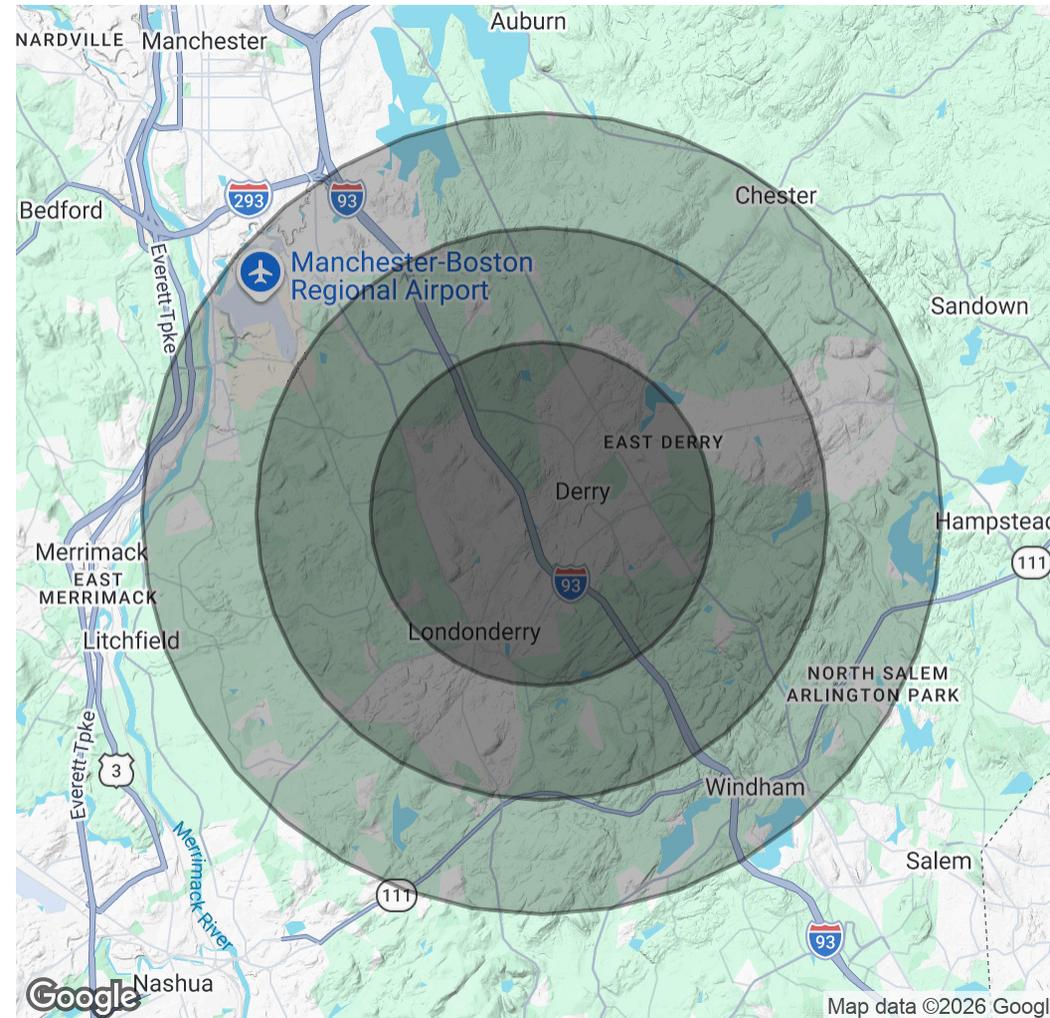
# Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	34,169	63,152	106,502
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	42	43

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	14,042	24,289	40,415
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$121,670	\$145,847	\$153,094
Average House Value	\$434,646	\$490,811	\$519,525

Demographics data derived from AlphaMap



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# Meet The Team

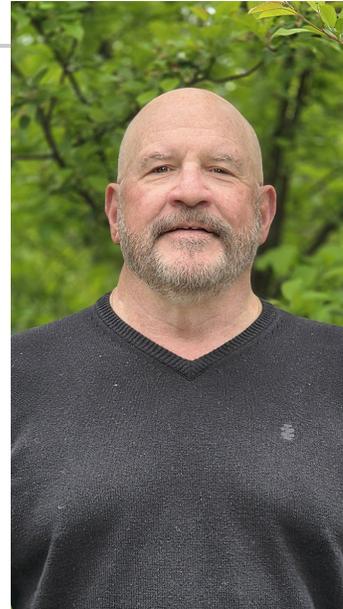
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