

# For Sale

**Office/Warehouse/Redevelopment  
92 Londonderry Turnpike  
Manchester, NH 03104**



<b>Building Size:</b>	<b>17,729 SF (4 Buildings)</b>
<b>Lot Size:</b>	<b>2.81 Acres</b>
<b>Type / Use:</b>	<b>Office/Warehouse</b>
<b>Zoning:</b>	<b>B-2</b>
<b>Parking:</b>	<b>30 +/- Spaces</b>
<b>Sale price:</b>	<b>\$1,630,000.00</b>
<b>Comments:</b>	<b>Great location for retail or service retail. 1/10 mile to Route 101 east/west. Large lot can accommodate needed storage or yard space.</b>



## **Stebbins Commercial Properties LLC**

730 Pine Street  
Manchester, NH 03104-03108  
P (603) 669-6323 F (603) 622-4556  
[www.stebbinscommercialproperties.com](http://www.stebbinscommercialproperties.com)

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# For Sale

## Office/Warehouse/Redevelopment 92 Londonderry Turnpike Manchester, NH 03104

### Building Data:

Total Building Size:	17,729 SF
Type / Use:	Office/Warehouse
Construction Type:	Concrete/Cinderblock
Construction Year:	1963 and 1985
Ceiling Height:	13' up to 20'
Windows:	Insulated
Walls:	Drywall/Sheetrock
Flooring:	Concrete/Carpet
Roof:	Gable/Hip Metal/Tin
Special Features:	Show room with mezzanine
Overhead doors:	(7) / (2) 8 x 10 / (5) 8 x 8

### Site Data:

Signage:	On Building
Lot Size:	2.81 Acres
Frontage:	Londonderry Turnpike
Parking:	30 +/- spaces
Zoning:	B-2
Map & Lot:	0870/0020
Book & Page:	6020/1843

### Utilities:

Water:	Municipal
Sewer:	Private
Power:	120/208 225 amps 3 phase
Lights:	Fluorescent
Heating:	Oil/FHA
Alarms:	Yes
Sprinklers:	No
Communications:	Comcast

### Sale Information:

Sale price:	\$1,630,000.00
Taxes:	\$18,157.00 (2025)



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