

For Sale

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



Building Size: 17,729 SF (4 Buildings)

Lot Size: 2.81 Acres

Type / Use: Office/Warehouse

Zoning: B-2

Parking: 30 +/- Spaces

Sale price: \$1,630,000.00

Comments: Great location for retail or service retail. 1/10 mile to Route 101 east/west. Large lot can accommodate needed storage or yard space.



Stebbins Commercial Properties LLC

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

The information contained herein is from sources deemed reliable, but is not guaranteed by Stebbins Commercial Properties LLC. All data is subject to change of price, error, omissions, other conditions or withdrawal without notice. Buyers or tenants are encouraged to perform their own inspections and due diligence on this property.

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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