BRAND NEW SPECULATIVE WAREHOUSE



±173,230 SF HIGH-BAY INDUSTRIAL FACILITY BREAKING GROUND Q4 2023









Property Description

On behalf of Lansing Melbourne Group, CBRE is pleased to introduce a brand new Class A, high-bay industrial facility at 60 Pettengill Road in Londonderry, New Hampshire. The ±173,230 SF facility is strategically located directly off of Route 3, minutes from Interstate 93, 293, and 95 and the major New Hampshire cities of Portsmouth, Manchester, and Concord, Pettengill Road is an established distribution location providing regional access to all southern New Hampshire and Greater Boston highway systems including densely populated hubs of the north of Boston. Corporate neighbors include EFI, FedEx Ground, UPS, The Granite Group, FritoLay, Eastern, Felton, FW Webb Company and Stonyfield. The site offers a state-of-the-art high-bay opportunity, boasting 36' clear height, 1 per 5,973 SF loading ratio,and extensive trailer and automobile parking.

Building Specifications

Total Building: ±173,230 SF

Available Space: ±173,230 SF

- » Warehouse: ±173,230 SF
- » Office: To suite

Site Area: ±16.88 acres

Clear Height: 36'

Column Spacing: 44' x 54'

» 60' speed bay

Loading:

- » 29 tailboard loading docks
- » 2 drive-in doors

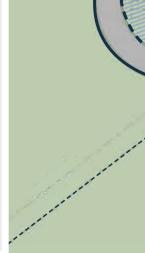
Building Dimensions: 280' x 624'

Auto Parking: 130 spaces (±0.75/1,000 SF)

» Ability to add 42 additional spaces

Trailer Parking: 24 trailer spaces Truck Court Depth: 130' Construction: Tilt-up construction Floor: 7" thick slab Electrical: 3,000 amps, 480 volt, 3 phase Fire: ESFR sprinklers Lighting: Motion Sensor LED Utilities: » Gas: Liberty Utilities » Electricity: Eversource

- » Water: Manchester Water Works
- » Sewer: Town of Londonderry



30 AUTO SPACes

Construction Timeline



PETTENGILL ROAD

52 AUTO SPACES 624' **48 AUTO SPACES** 280' ±173,230 SF 44 42 ADDITIONAL Auto Spaces 54 60' 茈 1 P P 29 LOADING DOCKS 1 DRIVE-IN DOOR 1 DRIVE-IN DOOR 130' **24 TRAILER SPACES**

Site Plan



Travel Times



Manchester Airport **1.0 mile**



Everett Turnpike 2.3 miles

101

Route 101A **2.7 miles**



Route 111 4.7 miles



Interstate 293 2.35 miles



Interstate 93 3.5 miles

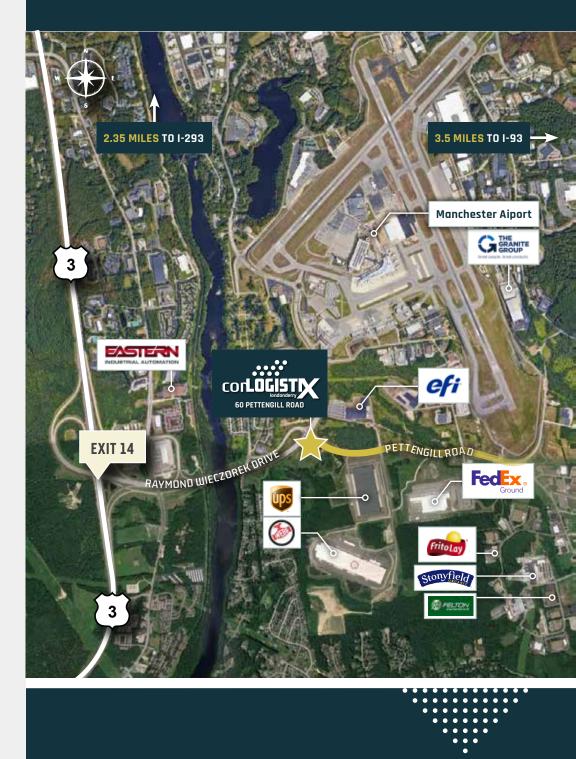


Boston 51.0 miles

Contact us

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