

BRAND NEW SPECULATIVE WAREHOUSE


corLOGISTIX
londonderry

60 PETTENGILL ROAD



1 MILE
from Manchester Airport



**±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

June 2024



Site Work

September 2024



Footing/Walls Up

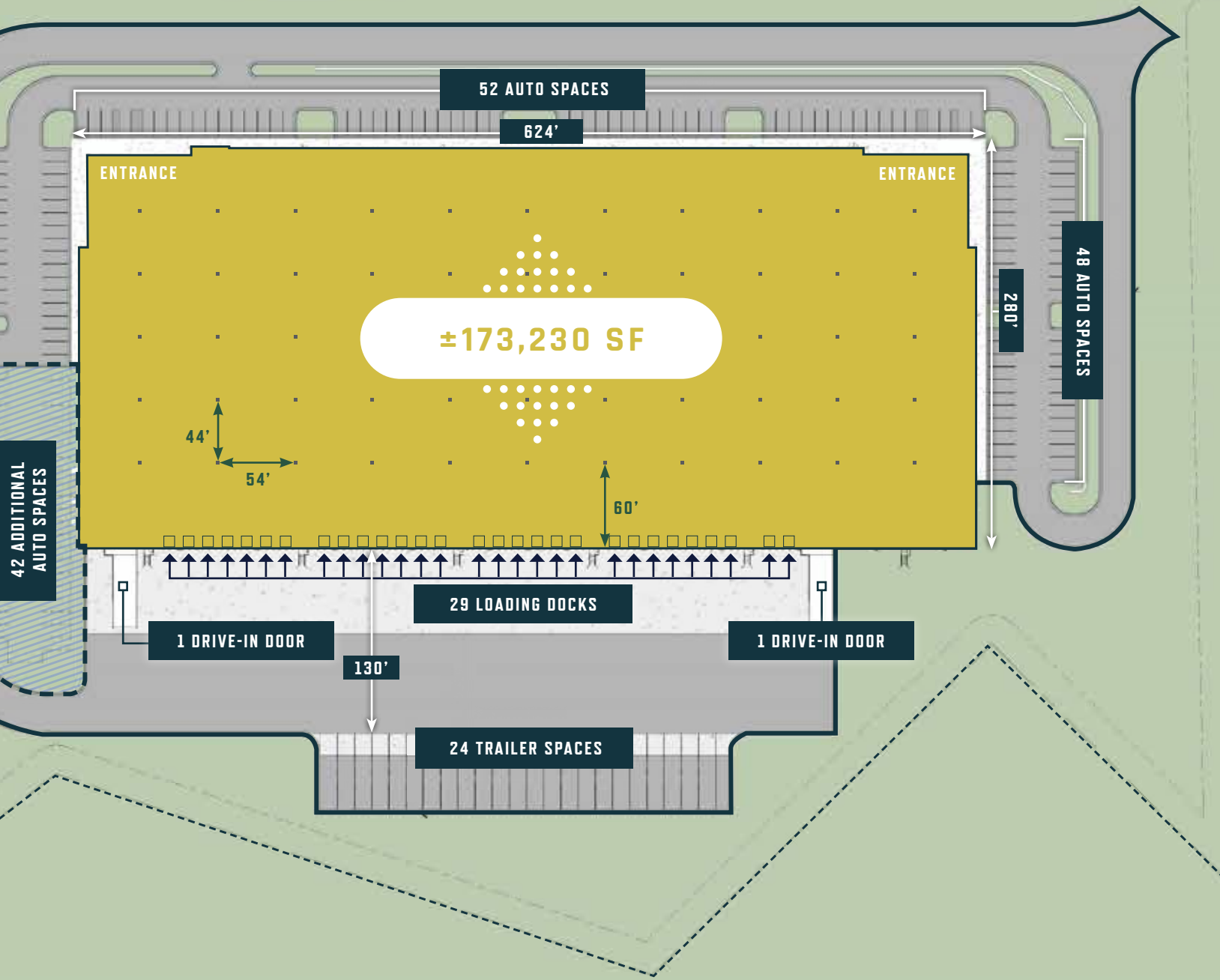
January 2025



Steel Erection

PETTENGILL ROAD

Site Plan



April 2025

June 2025

July 2025

Roof Installation

Ready for Fixturing

Substantial Completion

