

# PRIME DEVELOPMENT OPPORTUNITY

267 LONDONDERRY TURNPIKE | HOOKSETT, NH



High visibility Route 28 location with approved demolition permit and engineered site plans in place

## PROPERTY OVERVIEW

Rare opportunity to acquire a commercial parcel of approx. 3.69 acres with major predevelopment work already completed.

This site offers strong frontage, excellent exposure, and a smooth path toward redevelopment.

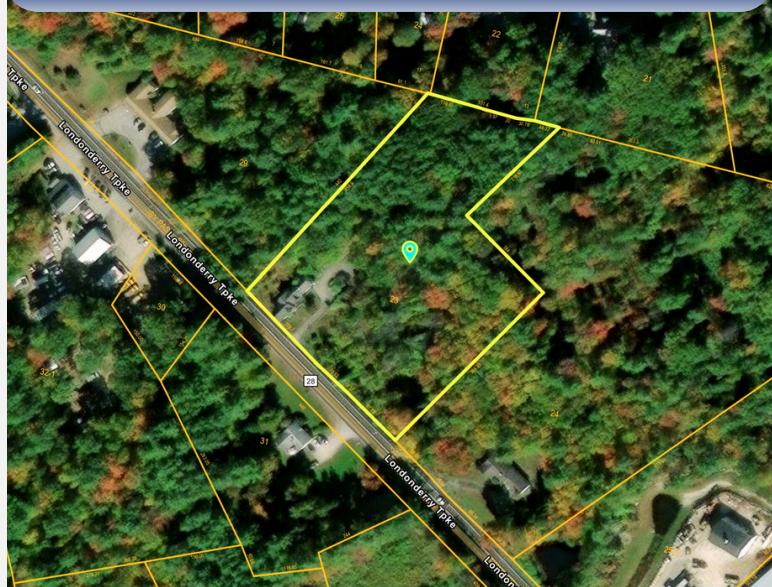
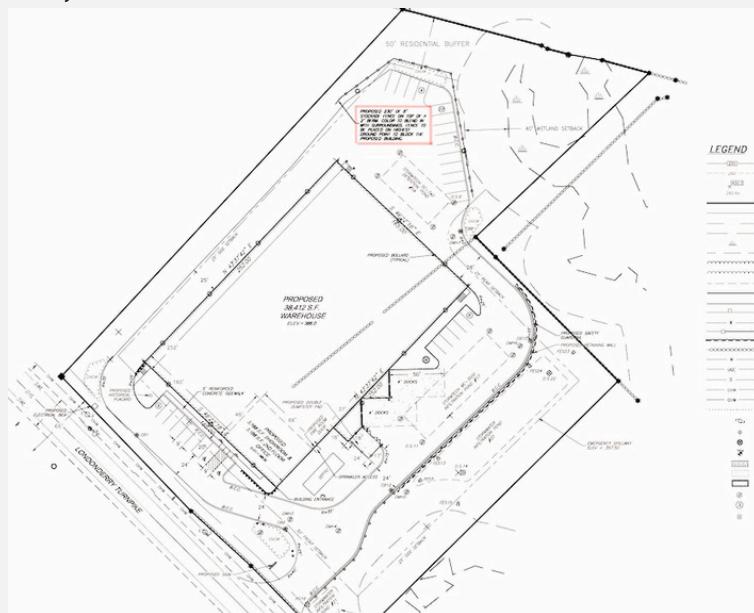
Approx. 44,748 SF Total Building

- 38,412 SF warehouse
- 3,168 SF showroom
- 3,168 SF second floor offices

## KEY HIGHLIGHTS

- ✓ Approved demolition permit in place
- ✓ Engineered site plans completed
- ✓ Truck circulation and loading areas designed
- ✓ Parking layout and stormwater planning completed
- ✓ Strong Route 28 frontage and visibility
- ✓ Located in an active commercial corridor

## LOCATION ADVANTAGE



✓ Direct exposure on Londonderry Turnpike (Route 28)



✓ Convenient access to I-93, Route 3 and Route 101



✓ Surrounded by established commercial and industrial uses



WAREHOUSE OPERATIONS



DISTRIBUTION

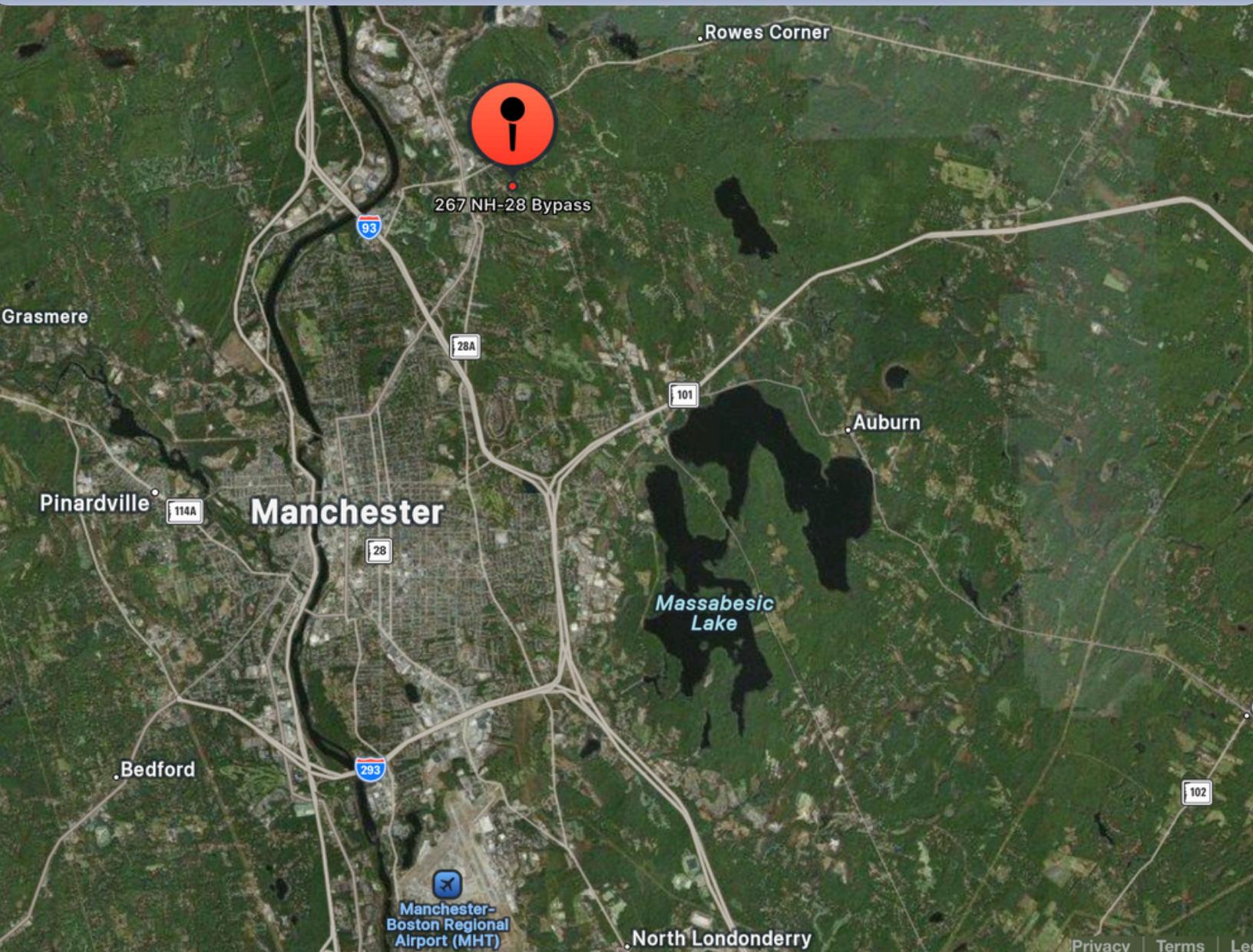


SHOWROOM OR FLEX COMMERCIAL USERS

\*\* Frontage, lot lines, renderings, site plans, and maps are approximate and provided for marketing purposes only. Buyers to perform their own due diligence.

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