

EXIT 2



DANIEL WEBSTER HIGHWAY

LAND FOR SALE
10.5 ACRES
ZONED G1

SAGAMORE
INDUSTRIAL
PARK

CIRCUMFERENTIAL HIGHWAY



3A

LOWELL ROAD

10.5 ACRE SITE



SIGNALIZED
INTERSECTION

Site outline is approximate

273
LOWELL RD.

Hudson, New Hampshire



LAND FOR SALE

273 LOWELL ROAD

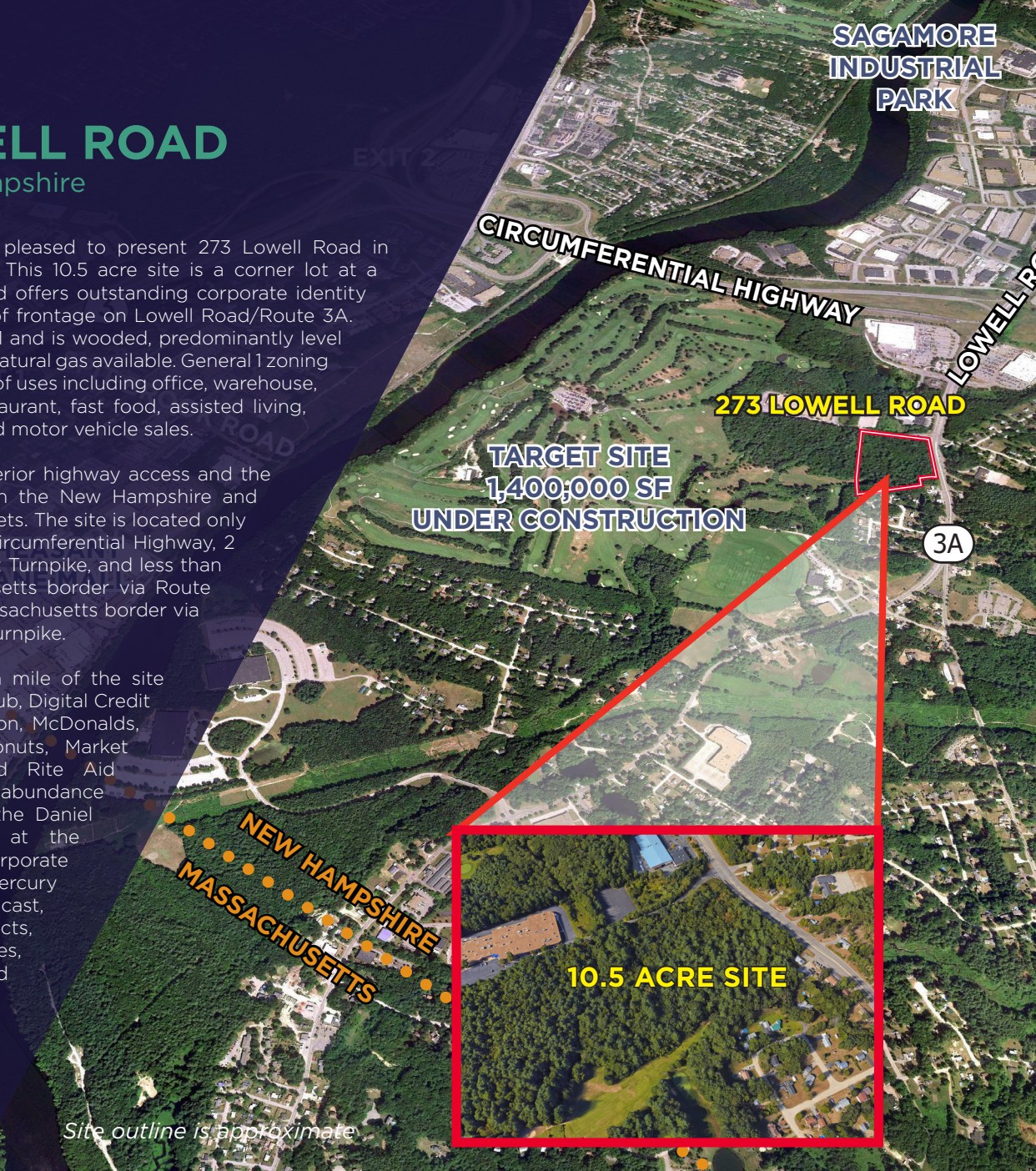
Hudson, New Hampshire

Cushman & Wakefield is pleased to present 273 Lowell Road in Hudson, New Hampshire. This 10.5 acre site is a corner lot at a signalized intersection and offers outstanding corporate identity with more than 410 feet of frontage on Lowell Road/Route 3A. The site is zoned General 1 and is wooded, predominantly level with municipal water and natural gas available. General 1 zoning provides for a wide range of uses including office, warehouse, manufacturing, retail, restaurant, fast food, assisted living, daycare, nursing home and motor vehicle sales.

273 Lowell Road has superior highway access and the ability to draw from both the New Hampshire and Massachusetts labor markets. The site is located only 3/10 of a mile from the Circumferential Highway, 2 miles from the F.E. Everett Turnpike, and less than 2 miles to the Massachusetts border via Route 3A or 3.4 miles to the Massachusetts border via Route 3/the F.E. Everett Turnpike.

Amenities within a half a mile of the site include Walmart, Sam's Club, Digital Credit Union, Service Credit Union, McDonalds, Burger King, Dunkin' Donuts, Market Basket supermarket and Rite Aid Pharmacy. There are an abundance of amenities nearby on the Daniel Webster Highway and at the Pheasant Lane Mall. Corporate neighbors include Mercury Systems, Vectron and Comcast, C&M Machine Products, Integra Biosciences, Parker Chomerics and Southeastern Container in the nearby Sagamore Industrial Park.

Site outline is approximate



**TARGET SITE
1,400,000 SF
UNDER CONSTRUCTION**

273 LOWELL ROAD

10.5 ACRE SITE

THE NEW HAMPSHIRE ADVANTAGE

There are many advantages to living and working in New Hampshire. New Hampshire regularly ranks high in economic and quality of life indicators. New Hampshire is one of only two states with no sales, income or state capital gains tax. New Hampshire's quality of life is high and our housing is affordable. Some of the companies that have chosen New Hampshire for their corporate headquarters include Timberland, Hitachi Cable, Highliner Foods, BAE and Planet Fitness.

DEMOGRAPHICS	5-MILE	10-MILE	15-MILE
POPULATION			
2024 Population	119,321	407,734	841,133
2029 Projection	120,355	410,014	852,008
AVERAGE AGE	41.4	40.5	40.8
AVERAGE HOUSEHOLD INCOME	\$135,826	\$143,292	\$144,722

PROPERTY DETAILS

PROPERTY FEATURES

- Highly visible location with 410 feet of frontage on Lowell Road/Route 3A
- Site is accessed from a signalized intersection off Lowell Road
- Municipal water and natural gas available
- Superior highway access - minutes from Exit 2 of Route 3/the F.E. Everett Turnpike
- Minutes from the Massachusetts border - draws from two labor markets
- Numerous area amenities including a major supermarket, food and retail services on Lowell Road/3A, and a wide range of amenities on the Daniel Webster Highway and at the Pheasant Lane Mall
- Close to the well-established Sagamore Industrial Park
- Corporate neighbors include Mercury Systems and Target

SPECIFICATIONS

LOT SIZE	10.5 acres	
ZONING	General-1 http://www.hudsonnh.gov/boards/zoning	
FRONTAGE	410 feet along Lowell Road/Route 3A	
ACCESS	Exit 2 of Route 3 to Circumferential Highway to Lowell Road	
UTILITIES	Municipal water, septic, natural gas	
PARCEL ID	234-034-000	
TRAFFIC COUNTS	NH 3A (Lowell Road) Circumferential Highway NH 3A (Lowell Road) South of Rena Avenue	28,916 ADT 45,636 ADT 22,175 ADT



TRAVEL TIMES



3/10 A MILE to the Circumferential Highway



4 MINUTES to Route 3/ the F.E. Everett Turnpike



2 MILES to the Massachusetts border via Route 3A



3.4 MILES from the Massachusetts border via Route 3/the F.E. Everett Turnpike



20 MINUTES to the Manchester Boston Regional Airport



50 MINUTES to Downtown Boston and Logan Airport

SITE PLAN



CONTACT

THOMAS FARRELLY, SIOR
Executive Managing Director
thomas.farrelly@cushwake.com
+1 603 661 4854

DENIS C.J. DANCOES II
Executive Director
denis.dancoes@cushwake.com
+1 603 661 3854

SUE ANN JOHNSON
Managing Director
sueann.johnson@cushwake.com
+1 603 490 6900

CUSHMAN & WAKEFIELD OF NEW HAMPSHIRE, INC.

900 Elm Street, Suite 1301
Manchester, NH 03101
+1 603 628 2800
cushmanwakefield.com