



For Sale

# Approved Warehouse Site Adjacent to MHT

*\*Concept plan*

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## 4 Planeview Drive Londonderry, NH

### Property Highlights

- 9.47± acre parcel adjacent to Manchester-Boston Regional Airport is approved for a 58,432± SF warehouse and storage facility with 67 parking spaces
- Proposed building could be up to 32' clear with up to 8 loading docks and divisible into multiple units
- Site is serviced by municipal water and sewer, as well as natural gas
- Outstanding location in the airport area, just 4 minutes from the Everett Turnpike and 6 minutes from I-93

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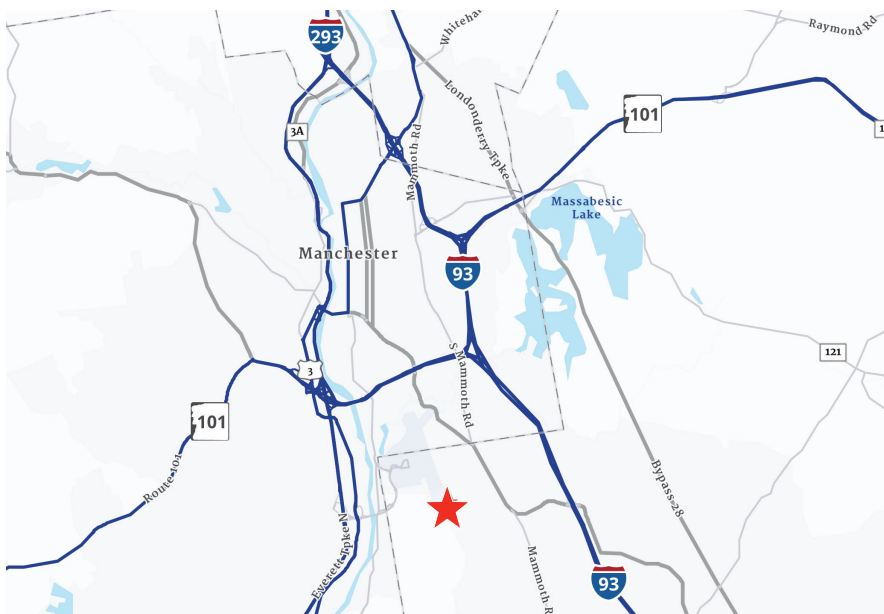
For Sale



\*Site lines are approximate

## Specifications

Address:	4 Planeview Drive
Location:	Londonderry, NH 03053
Acreage:	9.47±
Road Frontage:	285' on Planeview Drive
Utilities:	Municipal water & sewer Natural gas
Zoning:	IND-II
List Price:	\$2,650,000



### Contact us:

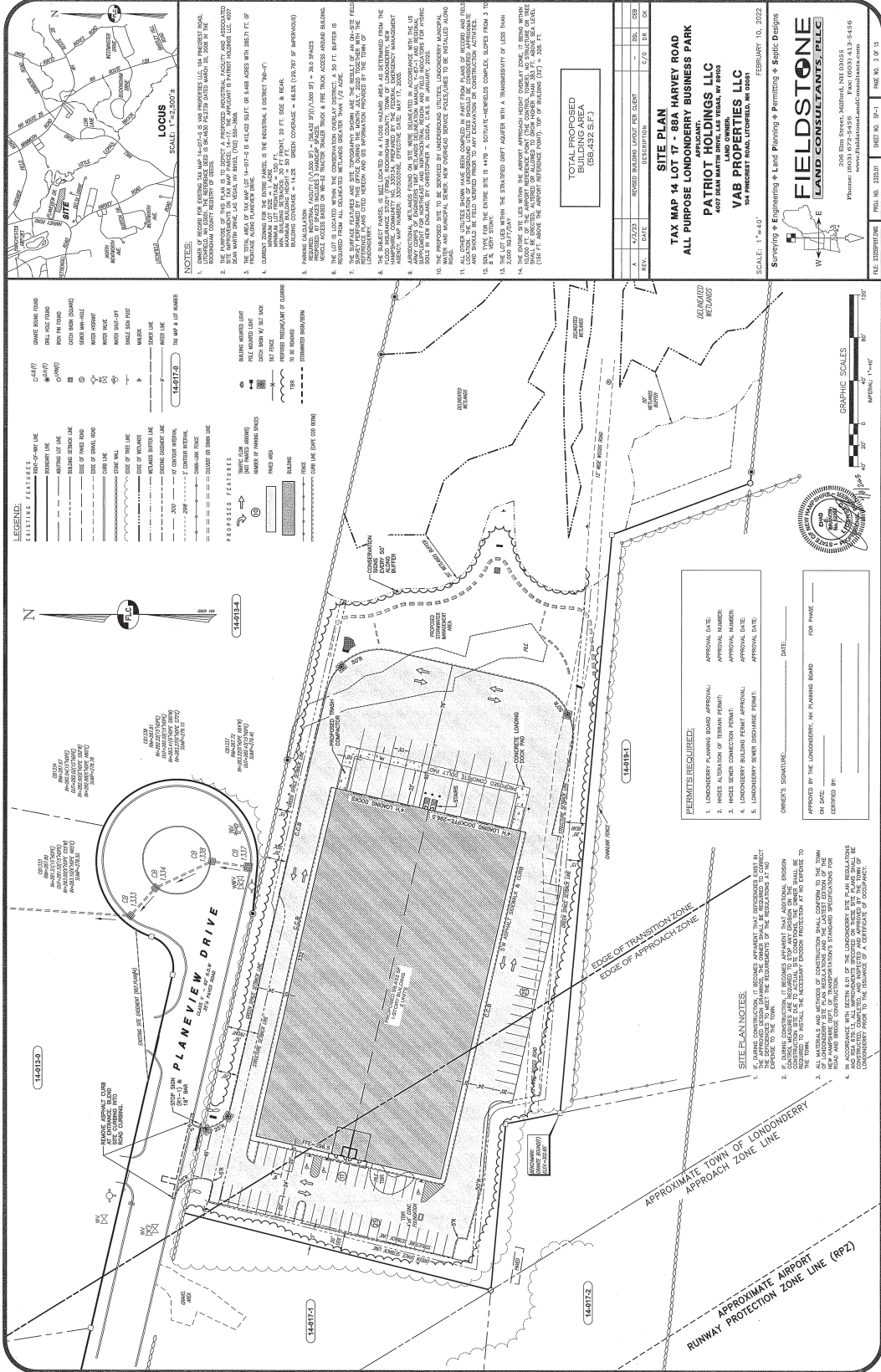
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# Site Plan



**NOTES:**

1. THE SUBJECT PARCEL IS LOCATED IN A FLOOD HAZARD AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAPS. THE SUBJECT PARCEL IS LOCATED IN A FLOOD HAZARD AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAPS. THE SUBJECT PARCEL IS LOCATED IN A FLOOD HAZARD AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAPS.
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3. THE TOTAL AREA OF THIS MAP LOT 14-217-2 IS 43,422 SQ. FT. OR 9.88 ACRES WITH 887.71 FT. OF FRONTAGE ALONG RIVER ROAD. THE TOTAL AREA OF THIS MAP LOT 14-217-2 IS 43,422 SQ. FT. OR 9.88 ACRES WITH 887.71 FT. OF FRONTAGE ALONG RIVER ROAD.
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NO.	DATE	DESCRIPTION	BY	CHK
1	4/2/23	REVISED BUILDING UNIT PER CLIENT	---	DSB
2	---	---	---	DSB
3	---	---	---	DSB

**TOTAL PROPOSED BUILDING AREA (68,432 SF.)**

**SITE PLAN**  
**TAX MAP 14 LOT 17 - 88A HARVEST ROAD**  
**ALL PURPOSE LONDONDERRY BUSINESS PARK**  
**APPLICANT:**  
**PATRIOT HOLDINGS LLC**  
 4001 MAIN STREET, LONDONDERRY, NH 03053  
**LAND OWNER:**  
**VAB PROPERTIES LLC**  
 101 PINEBROOK ROAD, LONDONDERRY, NH 03053

SCALE: 1"=40'  
 FEBRUARY 10, 2022  
 Surveying & Engineering & Land Planning & Permitting & Septic Designs

**FIELDSTONE**  
**LAND CONSULTANTS, PLLC**  
 1008 HIGH STREET, LONDONDERRY, NH 03053  
 Phone: (603) 872-5435 Fax: (603) 413-5456  
 www.fieldstonelandconsultants.com

FILE: 22020910000 REV. 03. 2023 SHEET NO. 00-1 OF 03 OF 3

- LEGEND:**
- EXISTING FEATURES:**
- EXISTING DRIVE DRIVE
  - EXISTING SIDEWALK
  - EXISTING CURB
  - EXISTING DRIVE DRIVE
  - EXISTING SIDEWALK
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  - PROPOSED SIDEWALK
  - PROPOSED CURB
  - PROPOSED DRIVE DRIVE
  - PROPOSED SIDEWALK
  - PROPOSED CURB

**PERMITS REQUIRED:**

1. LONDONDERRY PLANNING BOARD APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_
2. NH STATE CONSTRUCTION BOARD APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_
3. NH STATE CONSTRUCTION BOARD APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_
4. LONDONDERRY BUILDING PERMIT APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_
5. LONDONDERRY SEWER DISCHARGE PERMIT: \_\_\_\_\_ DATE: \_\_\_\_\_

**OWNER'S SIGNATURE:** \_\_\_\_\_ DATE: \_\_\_\_\_

**APPROVED BY THE LONDONDERRY PLANNING BOARD FOR PERMIT:** \_\_\_\_\_

**CERTIFIED BY:** \_\_\_\_\_

**SITE PLAN NOTES:**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY ZONING REGULATIONS AND THE NH STATE CONSTRUCTION BOARD REGULATIONS.
2. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE NECESSARY EROSION PROTECTION AT HIS OWN EXPENSE TO THE TOWN.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY ZONING REGULATIONS AND THE NH STATE CONSTRUCTION BOARD REGULATIONS.
4. IN ACCORDANCE WITH SECTION 6.02 OF THE LONDONDERRY ZONING REGULATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF LONDONDERRY PRIOR TO THE START OF CONSTRUCTION.

APPROXIMATE TOWN OF LONDONDERRY APPROACH ZONE LINE

APPROXIMATE AIRPORT RUNWAY PROTECTION ZONE LINE (RPZ)