

BERKSHIRE
HATHAWAY
HOMESERVICES

VERANI
REALTY

 COMMERCIAL DIVISIONSM

Premier Airport-Adjacent Industrial Space

2 Roundstone Drive – Londonderry, NH 03053

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE / LEASE

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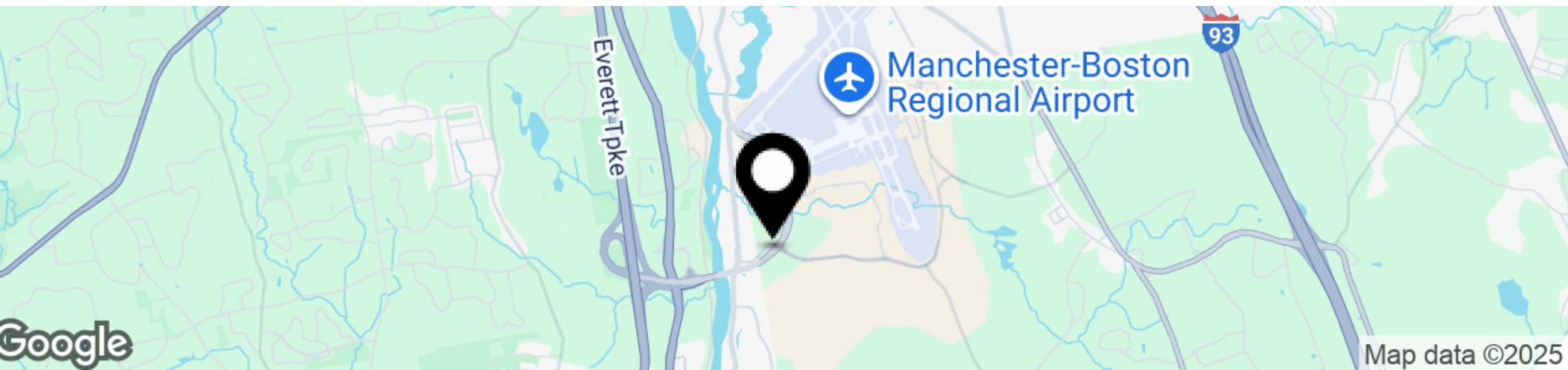
Property Information

Section 1

OFFERING MEMORANDUM

Executive Summary

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Offering Summary

Development Land Price	\$7,647,600
Lease Rate	\$16 PSF
Lease Type	NNN
GSF per Building	104,500 & 114,000 SF
Site Size	22.46 Acres

Property Overview

This state-of-the-art industrial development is strategically positioned in the heart of Southern New Hampshire's primary logistics hub, in Londonderry, NH. This presents a rare opportunity to acquire or lease a fully customizable, Class A industrial facility. Conceptual plans are available for up to two high-bay buildings: **Building A (approx. 114,000 SF)** and **Building B (approx. 104,500 SF)**. Designed for the modern logistics and manufacturing user, these facilities feature an unmatched **36' clear height** and robust **tilt-up construction**. Each building is engineered for peak operational efficiency, featuring **ESFR sprinklers**, ample power (**3,000 Amps, 480 Volt, 3 Phase**), Municipal Water and Sewer and an optimized column grid with a 60' speed bay. The site's location provides a critical operational advantage: it is situated **less than 1 mile from the Manchester-Boston Regional Airport** and offers immediate access to Route 3, I-93, and I-293. This connectivity ensures seamless, nationwide shipping capabilities and minimizes regional transport times. Zoned for **General Business (GB)**, the property is versatile for a broad range of industrial, warehousing, and manufacturing uses. **Tenant/Buyer Customization:** Engage now to execute a design that perfectly aligns with your workflow, including the ability to tailor **Build-to-Suit office space**, confirm loading dock and drive-in configurations (up to **31 docks** per building), and secure dedicated auto and trailer parking. **Timeline:** The construction schedule is designed to accommodate the user's specific needs, with the Substantial Completion date to be finalized following tenant engagement.

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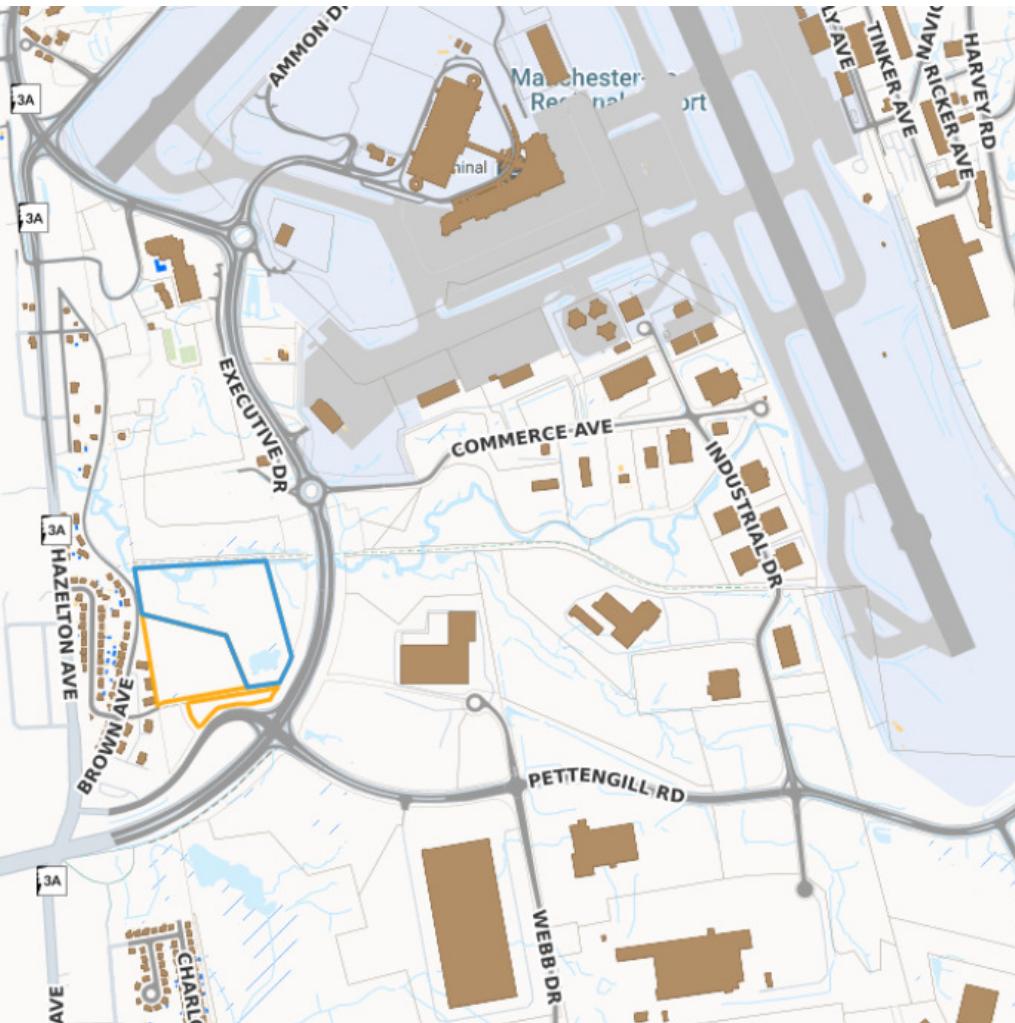
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Location Description

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Location Description

The property is strategically positioned in the epicenter of Southern New Hampshire's industrial market, providing seamless access to critical logistics infrastructure and regional population centers.

Unmatched Accessibility: The site offers immediate connectivity to central New England corridors.

Manchester-Boston Regional Airport: less than 1 mile
I-293: 2.35 miles, **I-93:** 3.5 miles, **Route 3:** less than 1 Mile

This unparalleled convenience ensures efficiency for personnel and optimizes regional and nationwide shipping operations. Situated in an established high-traffic industrial district, the location provides excellent corporate prominence and easy ingress/egress. The facility's location provides direct access to the significant labor pools of Southern New Hampshire and Northern Massachusetts. Boston is a brief commute, located just **50 miles** south. This prime positioning makes the development a standout choice for high-volume logistics and manufacturing users seeking maximum operational efficiency and market reach.

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Complete Highlights

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Property Highlights

- **New Construction Class A Quality:** The buildings are proposed Tilt Up new construction, designed with modern features like 36' clear height, motion sensor LED lighting, and ESFR sprinklers. Enhanced floor slab thickness (7" thick) and electrical capacity (3,000 amps).
- **High Clear Height:** 36' clear height which is ideal for high-bay warehousing and modern logistics operations.
- **Size and Configuration:** The park offers two large, contiguous spaces of 114,000 SF and 104,500 SF. Column spacing (52' x 55' and 54'x 54'). Divisible into smaller SF units.
- **Loading Capacity:** Exceptional loading capacities with tailboard loading docks and drive-in bays.
- **Utility Providers:** Electrical = Eversource, Gas = Liberty Utilities, Water= Manchester Water Works, Sewer = Town of Londonderry
- **Proximity to Airport:** The location is exceptionally close to the Manchester-Boston Regional Airport (1.0 mile), which is a key advantage, especially with the region's recent surge in air cargo and e-commerce growth (e.g., Amazon's new cargo facility at MHT).
- **Proximity to Highways:**
 - 2.35 miles to I-293
 - 3.5 miles to I-93
 - 1.0 mile to Route 3

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Complete Highlights

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Property Highlights

- **Building A**
- 114,000 SF
- 220' x 520' building dimensions
- 52' x 55' column spacing
- Divisible into smaller units
- 31 tailboard loading docks
- 1 drive-in door
- 133 parking spaces (ability to add more)
- 22 trailer spaces
- 100' truck court depth
- Availability for customization

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Complete Highlights

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Property Highlights

- **Building B**
- 104,500 SF
- 220' x 485' building dimensions
- 54' x 54' column spacing
- Divisible into smaller units
- 28 tailboard loading docks
- 2 drive-in door
- 153 parking spaces (ability to add more)
- 15 trailer spaces
- 100' truck court depth
- Availability for customization

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TOWN OF LONDONDERRY ZONING ORDINANCE

4.1.3 Gateway Business District Services Table 4-2

Gateway Business District Uses	Permitted By
Accessory Uses up to 5,000 sq. ft. - Including but not limited to, retailing, cafeteria, personal services, restaurant or auditorium accessory with and incidental to a principal use	P
Accessory Uses from 5,001 – 20,000 sq. ft.-Including but not limited to, retailing, cafeteria, personal services, restaurant or auditorium accessory with and incidental to a principal use	C
Automotive Repair up to 5,000 sq. ft.	P
Automotive Repair from 5,001 to 10,000 sq. ft.	C
Computer Services up to 5,000 sq. ft.	P
Computer Services from 5,001 to 10,000 sq. ft.	C
Service/Commercial Businesses up to 5,000 sq. ft. (Including restaurants and gas stations)	P
Service/Commercial Businesses from 5,001 to 20,000 sq. ft. (Including restaurants and gas stations)	C
Daycare up to 5,000 sq. ft.	P
Daycare from 5,001 to 10,000 sq. ft.	C
Health Clubs up to 5,000 sq. ft.	P
Health Clubs from 5,001 to 20,000 sq. ft.	C
Hospital	P
Personal Service Businesses up to 5,000 sq. ft.	P
Personal Service Businesses from 5,001 to 20,000 sq. ft.	C

Zoning Codes For General Business GB Zoning

- P = Permitted By Right
- C = Conditional Use Permit
- S = Special Exception

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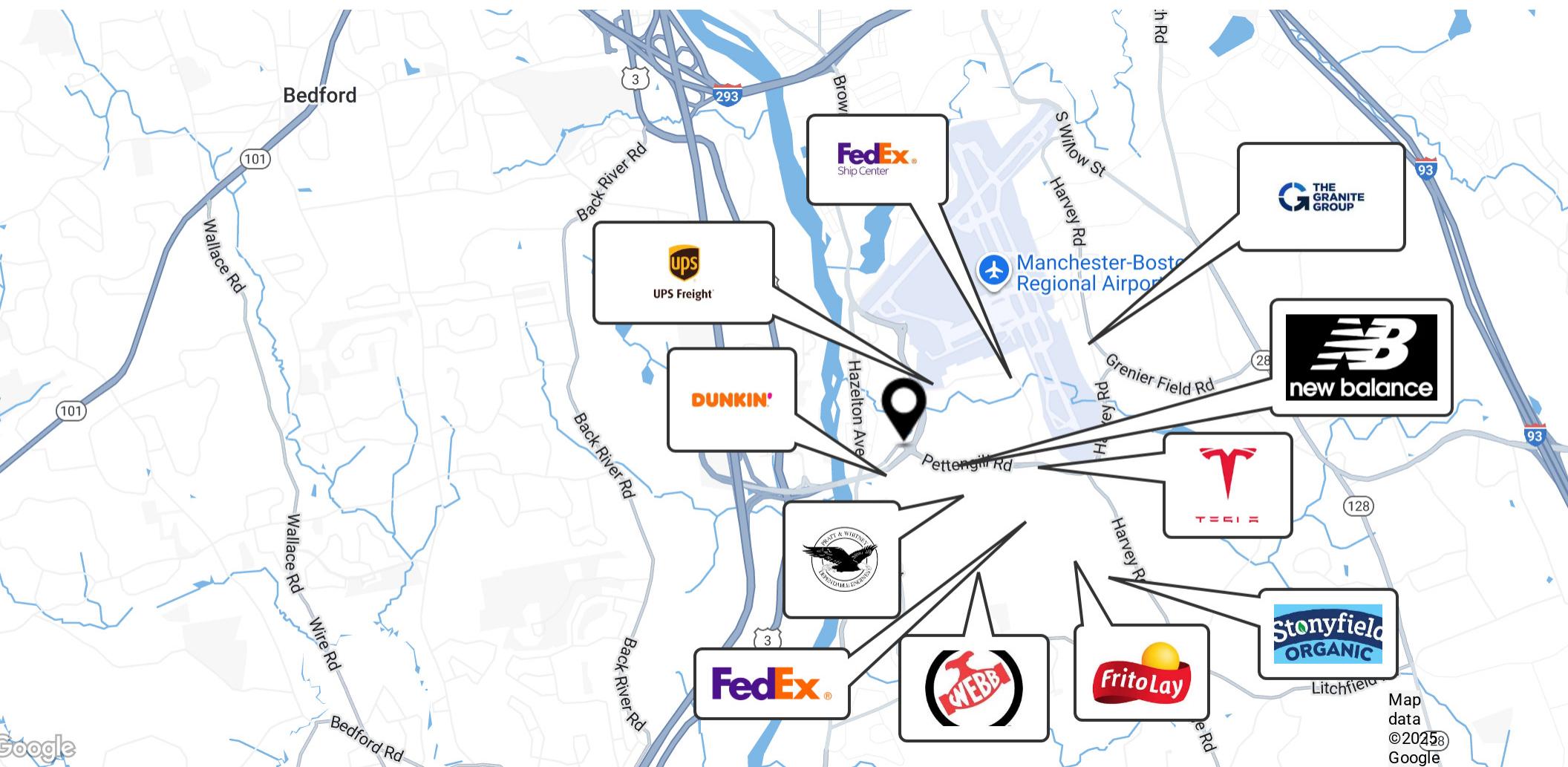
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Regional Map

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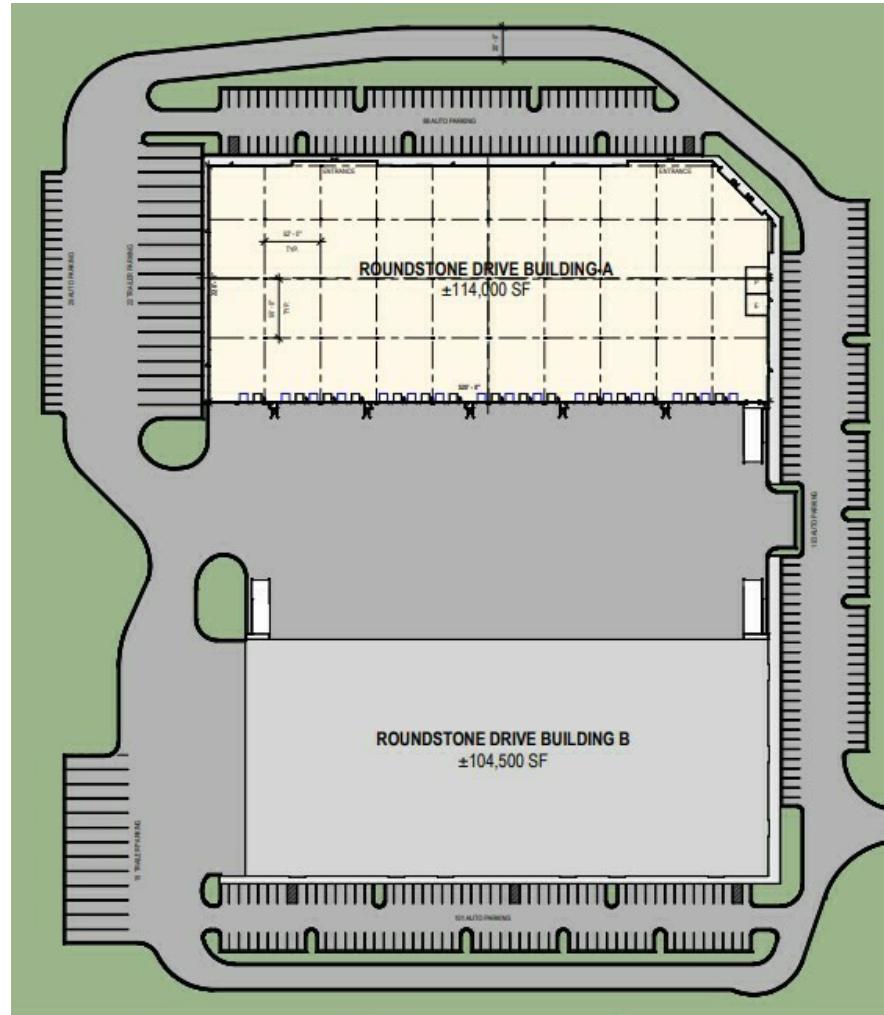
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Site Plans

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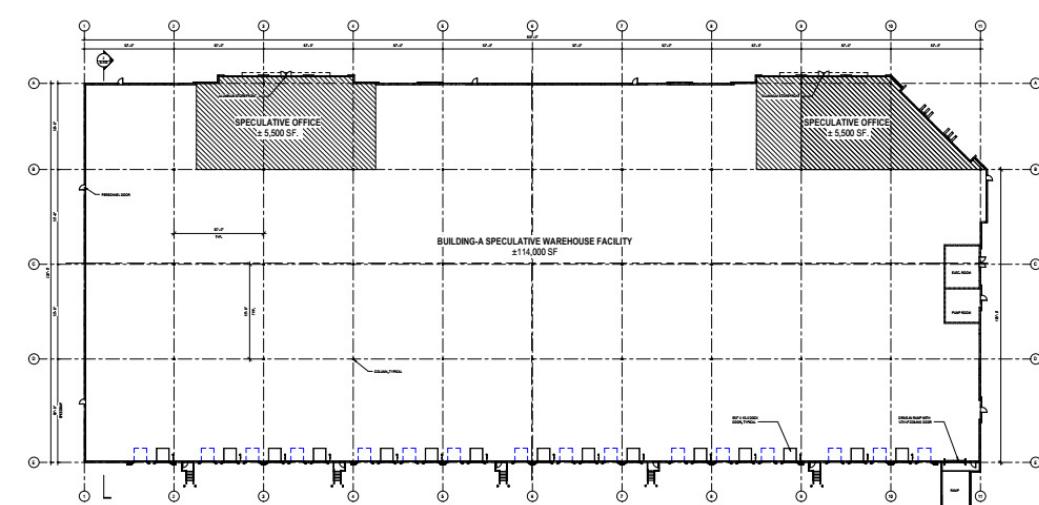
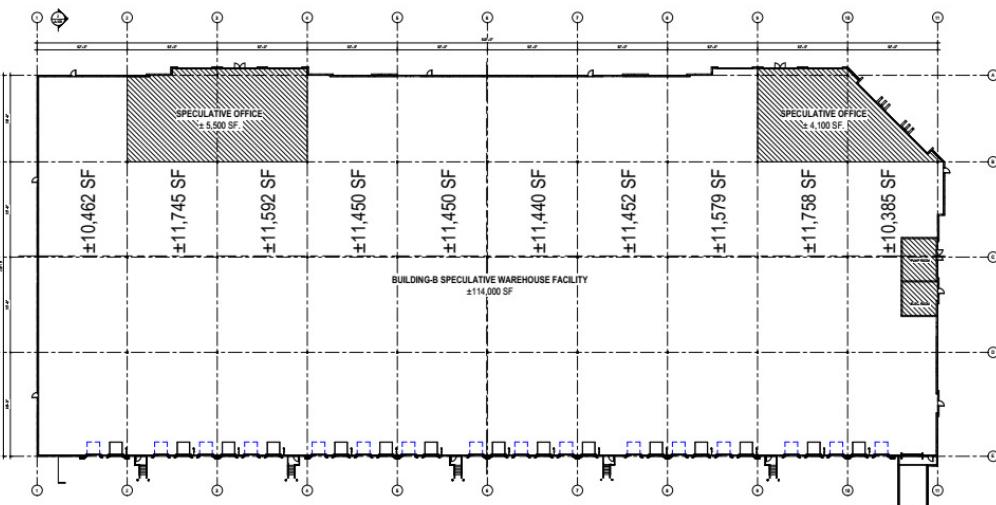
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Leasing Options

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The logo for Berkshire Hathaway HomeServices Verani Realty. It features the company name in a bold, serif font, with "BERKSHIRE" and "HATHAWAY" stacked above "HOMESERVICES", and "VERANI" and "REALTY" stacked to the right. Below the main text is a stylized graphic of vertical bars of varying heights, followed by the words "COMMERCIAL DIVISION" and a small "SM" symbol.

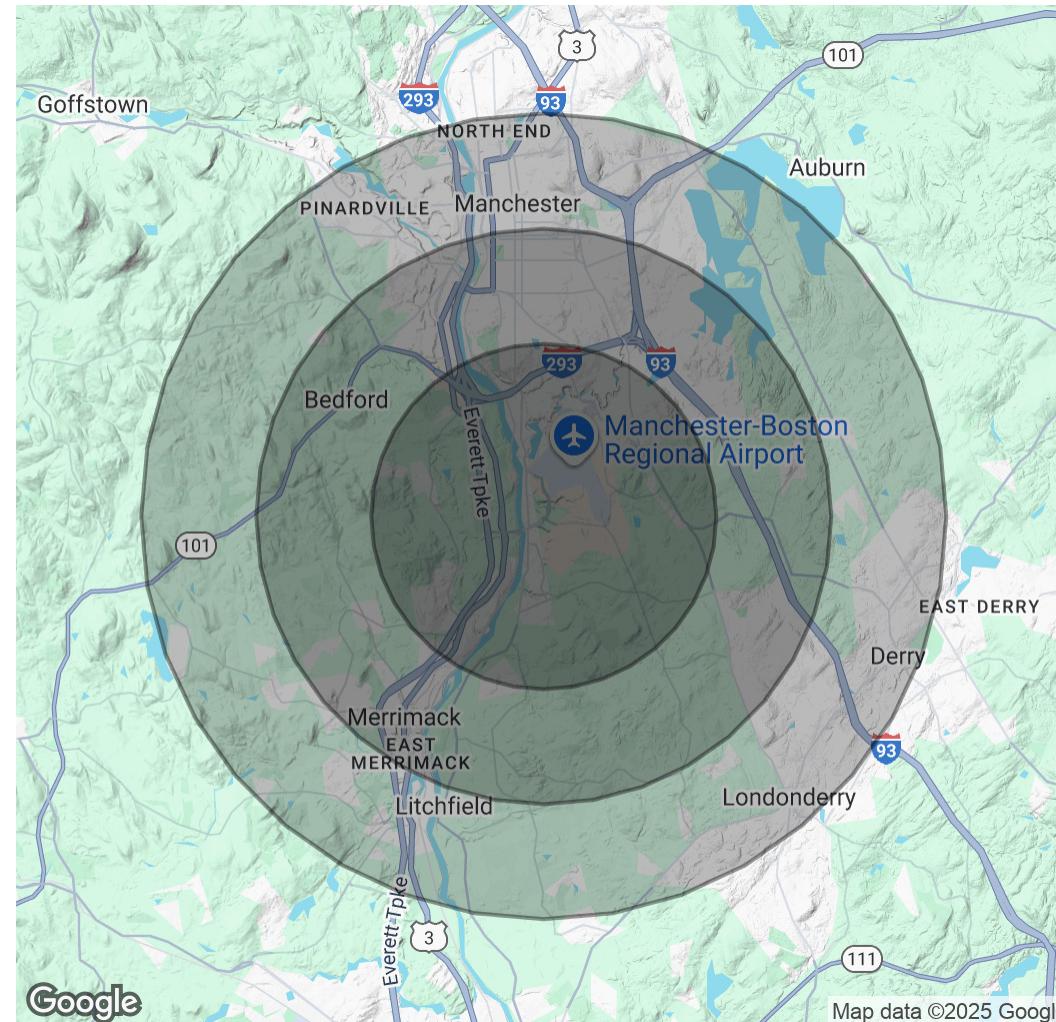
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	22,924	86,759	204,584
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	44	43	42

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	9,211	34,134	82,147
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$132,091	\$129,817	\$123,348
Average House Value	\$431,007	\$431,684	\$428,812

Demographics data derived from AlphaMap



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