



For Lease

# Clear-Span Manufacturing/ Warehouse Space

## Doug Martin

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## 3 Aviation Park Drive Londonderry, NH

### Property Highlights

- 7,200 ± SF available for lease in a 14,400 ± SF versatile clear-span industrial building, including newly renovated office space, on 4.36± acres
- Column-free layout with high-bay warehouse, ideal for contractors, distribution users, or service companies
- Outdoor area for truck parking and secured fenced storage, some racking available for purchase, existing mezzanine space and exhaust fan can be reused
- Located within Manchester Boston Regional Airport industrial park with easy access to I-93 & Route 3, servicing Manchester, Nashua, and Greater Boston

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## Specifications

Address:	3 Aviation Park Drive
Location:	Londonderry, NH 03053
Building Type:	Industrial
Year Built/Renovated:	2010/2026
Total Building SF:	14,400±
Available SF:	7,200±
Utilities:	Municipal water & sewer Natural gas
Zoning:	Industrial II
Clear Height:	17'± to 21'±
Ceiling Height:	24'± to 29'±
Drive-in Door:	2
Sprinklers:	Wet system
Power:	200A; 120/208V; 3 phase
2026 Est. NNN Expenses:	\$3.50 PSF
Lease Rate:	\$12.95 NNN



## Locator Map



### Contact us:

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