



For Sale

100% NNN Leased Investment

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13 Commerce Avenue Londonderry, NH

Property Highlights

- Fully NNN leased investment opportunity with long-term tenant in place since 1996
- 22,400± SF R&D/office/flex building is serviced by 2 drive-in doors; 1 is equipped with a lift to accommodate loading from tractor-trailer height and a conveyor system for transporting freight to the second floor storage area
- Existing fit-up consists of multiple private offices, spacious training and conference rooms, open production and warehouse areas, several restrooms, and a large kitchen/break room
- Building features a full-building generator, a passenger elevator, full ADA accessibility with push-button controls at all entry points, and available fiber-optic data connectivity
- Potential Seller financing available

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Specifications

Address:	13 Commerce Avenue
Location:	Londonderry, NH 03053
Building Type:	R&D/office/flex
Year Built/Renovated:	1990/2012
Total Building SF:	22,400±
Floors:	2
Acreage:	2.11±
Road Frontage:	200'± on Commerce Avenue
Utilities:	Municipal water & sewer Natural gas; HVAC (most units replaced in 2018)
Zoning:	IND II
Clear Height:	12'±
Drive-in Doors:	2 (8' x 10')
Sprinklers:	Wet system
Power:	800A; 3 phase
Parking:	Ample on-site
2024 Taxes:	\$36,438
Accessibility:	Located directly adjacent to the entrance of Manchester-Boston Regional Airport, with convenient access from Route 3 via the Airport Access Road and from I-293 via Brown Avenue
List Price:	\$2,395,000



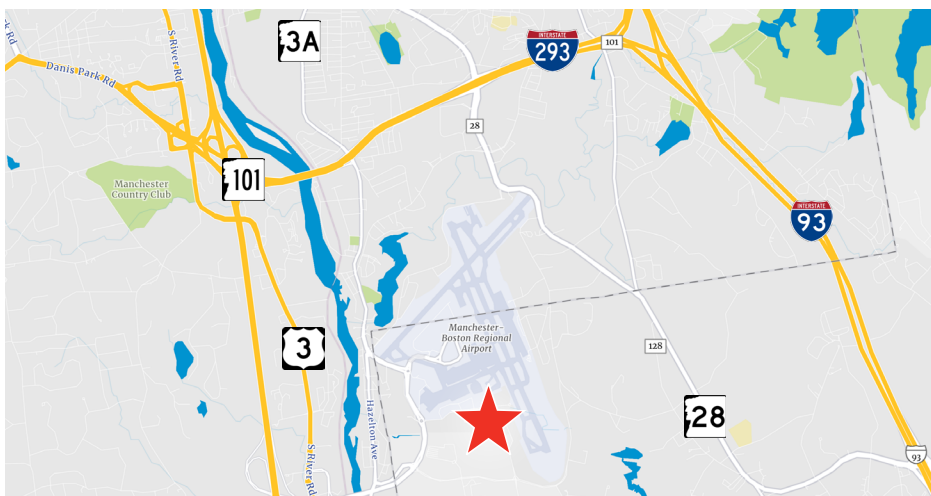
Contact us:

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Financials Available with Signed NDA

Locator Map



Click or Scan for NDA



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Non-Disclosure Agreement

The undersigned acknowledges that Colliers in New Hampshire has furnished to the undersigned potential buyer ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **13 Commerce Ave, Londonderry, NH.**

It is acknowledged by Buyer that the information provided by Colliers in New Hampshire is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers in New Hampshire or Seller have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to Seller, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers in New Hampshire consents in writing. At the close of negotiations, Buyer will return to Colliers in New Hampshire all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

BUYER:

Signature

Date

Name (typed or printed)

