

FOR SALE or LEASE 220 Hackett Hill, Manchester NH



Property Summary:

Turnkey 61,000 +/- SF Advanced Manufacturing Facility with Room to Expand

220 Hackett Hill Road offers a rare opportunity to acquire a **modern industrial manufacturing facility** in Manchester, NH, with both high-quality improvements and significant expansion capability. The existing building consists of **61,000± SF** of functional production, warehouse, and office space, located on **10.5± acres**, this property is ideal for manufacturers seeking to consolidate operations or expand in a strategic New England location.

Ideally Suited For

- Manufacturers needing **additional capacity or consolidation space**
- Companies seeking a **New England production hub** with expansion capability
- Advanced manufacturing, light industrial, assembly, or flex production users

Located in Manchester's **Hackett Hill** area with easy access to: **I-93, I-293, and Route 3**

- Strong regional labor pool in **Southern NH and Greater Boston** commuter sheds
- Pro-business New Hampshire environment with **no state income or sales tax**
- Ideal for regional and national manufacturers serving the **Northeast corridor**

Mike Harrington, Broker

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Building Highlights:

- Building Size: 61,000+/- SF
- Parcel Size: 10.53+/- Acres
- Zoning: Innovation Zone (Allows for manufacturing, higher density residential and service retail)
- Year Built: 1975, Fully Renovated 2006, Expanded 2010
- Utilities: City Water, City Sewer, Eversource Electricity & Liberty Utilities Natural Gas
- Office/Lab Clear Height: 9'6" and 15'
- Warehouse Clear Height:
- Loading Docks: 2 Tailboard height docks with Levelers, 1 Drive-In with 10'x10' Overhead Doors
- Electrical Service: 4800 amps, 480 volts, 3 phase
- HVAC: 100% air-conditioned space
- Life Safety: Wet Sprinkler System
- Parking: 213 Spaces, expandable to 6/1,000 SF

Lease Rate \$14.50/SF to \$15.00/SF NNN

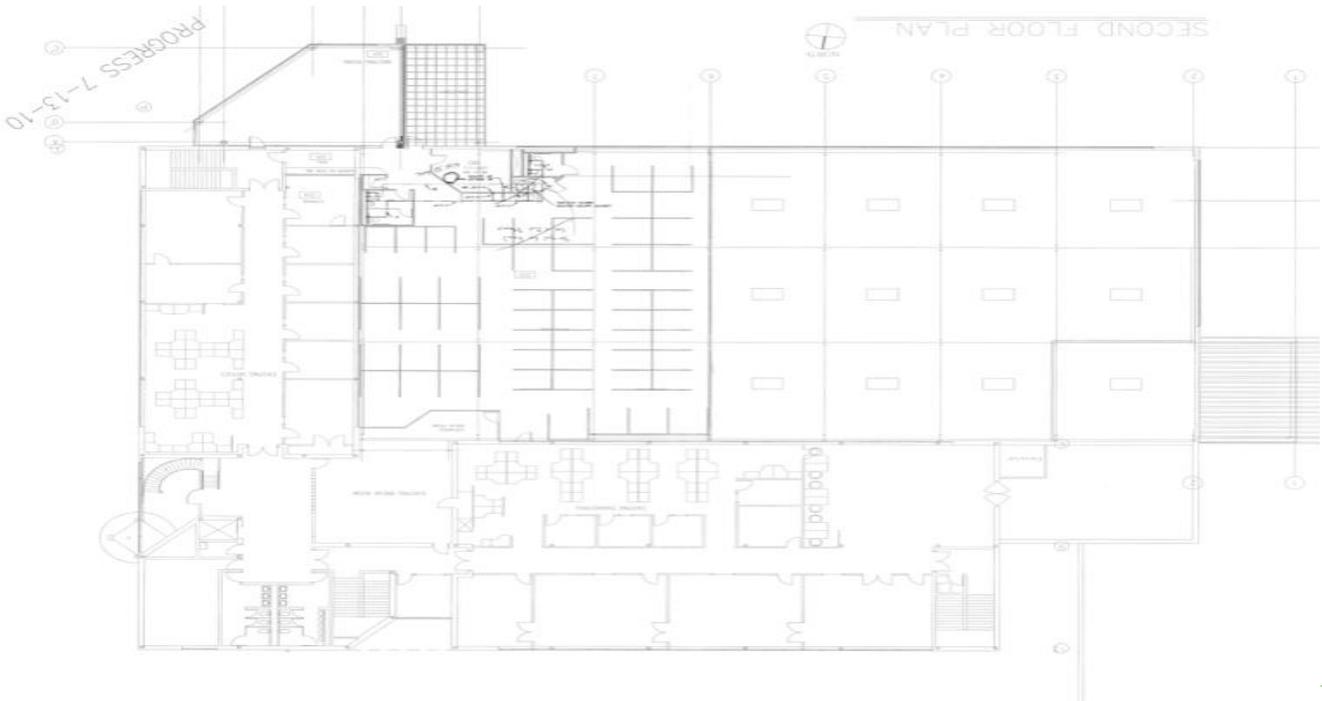
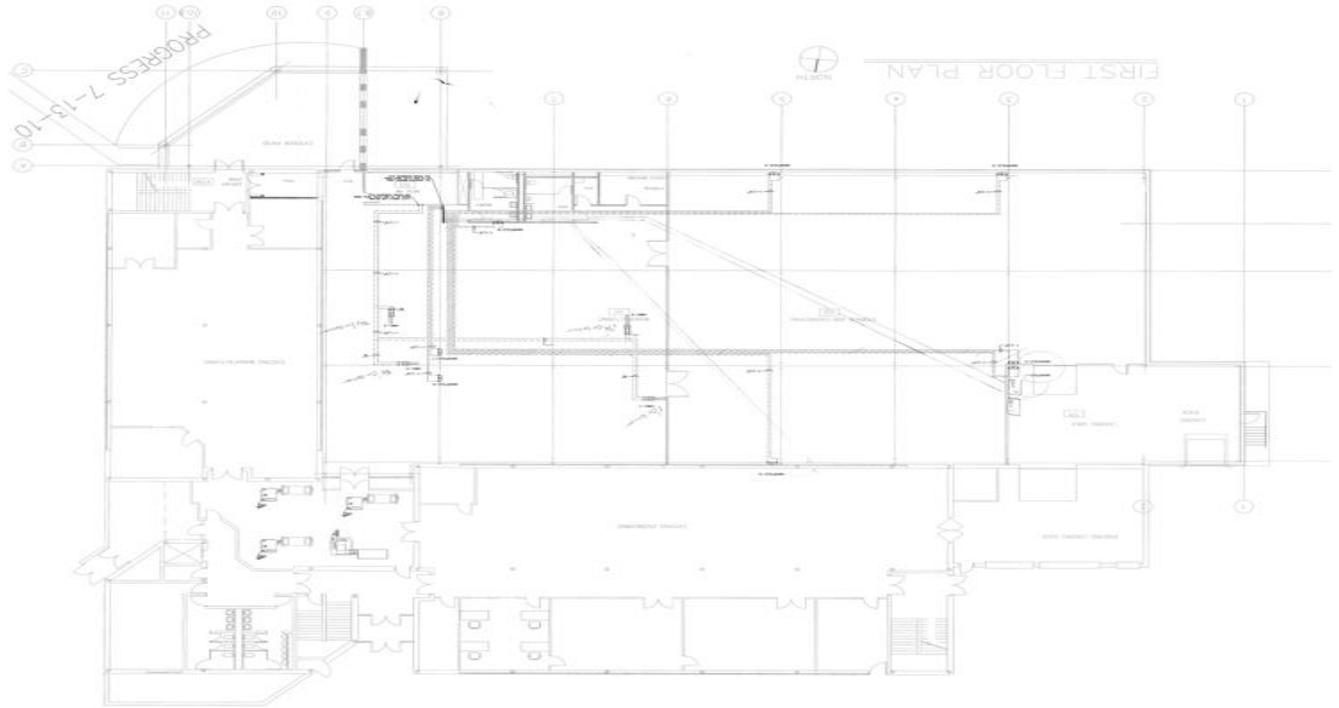
Sale Price: \$8,500,000

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Floor Plans – 1st and 2nd Floor



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Additional Property Photos



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