

GRANITE WOODS

HOOKSETT, NEW HAMPSHIRE

±500,000 SF



HACKETT HILL ROAD

EXIT 11

FOR SALE, LEASE OR BUILD TO SUIT

FULLY ENTITLED, PAD READY, INFRASTRUCTURE IN PLACE
FASTEST DELIVERY IN MARKET UP TO 500,000 SF



CUSHMAN &
WAKEFIELD

GRANITE WOODS

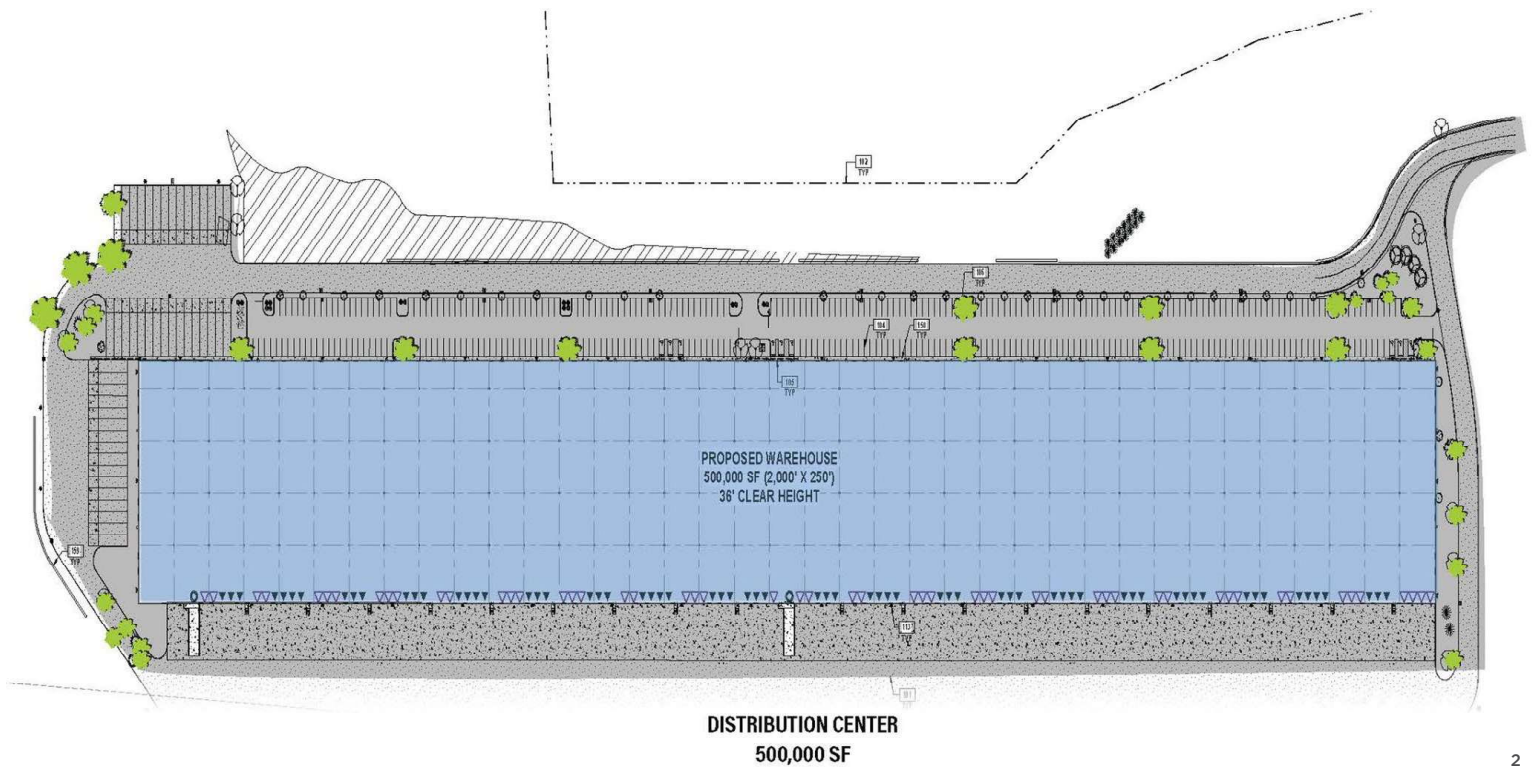


HOOKSETT, NEW HAMPSHIRE

Pad ready, with infrastructure in place, fully entitled and ready to build immediately, Granite Woods Commerce Center offers up to 500,000 square feet with great highway access, visibility, nearly a half mile of frontage on I-93 and immediate access to a four-way interchange (Exit 11).

Granite Woods is located in business-friendly Hooksett, NH and one of the largest immediate build industrial opportunities in New Hampshire; a development-ready site with infrastructure in place, pad ready capacity and full entitlements. The property is offered for sale, lease or build to suit by a capable development team open to further customizing the project for an occupier's needs.

The property has a Tax Increment Financing package in place with the Town of Hooksett which may benefit some buyers.



GRANITE WOODS

HOOKSETT, NEW HAMPSHIRE



Building Size	± 500,000 SF (To suit)
Construction Type	Concrete Tilt-up
Column Spacing	54' x 54' 60' x 54' speed bay
Dimensions	Depth: ± 250' Length: ±2,000'
Office	BTS
Loading	67 Loading docks 53 future dock positions 2 drive-in doors
Clear Height	36'-0"
Parking	Car: up to 403 spaces Trailer: up to 86 spaces

Fire Protection	ESFR
Floor Slab	To suit
Roof	TPO Membrane
Power	Up to 20,000 amps, 480v, 3-phase
Lighting	Energy efficient LED
Zoning	Commercial (COM)
Economic Revitalization Zone	Tax credits available
Water	Municipal
Sewer	Municipal
Electric	Eversource
Gas	Liberty Utilities



GRANITE WOODS

HOOKSETT, NEW HAMPSHIRE



The New Hampshire Advantage



No Sales Income,
Use, or Estate Tax



Low
Business Taxes



Economic
Revitalization Zone
Tax Credits



Highly Educated
Workforce



**Economic
Opportunity**
(U.S. News & World
Report, 2024)



**State
for Jobs**
(WalletHub
2024/2025)

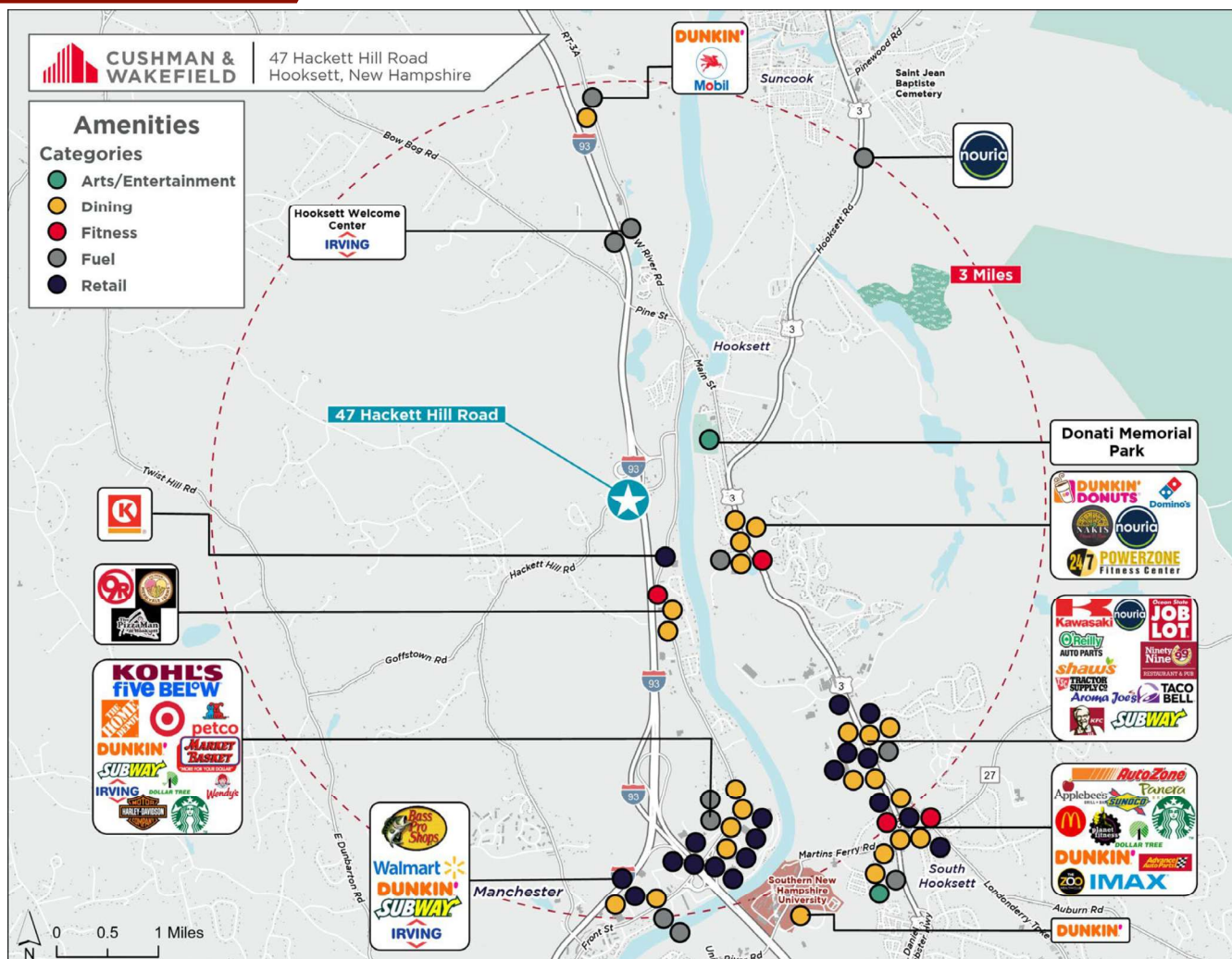


**Best State
Overall**
(U.S. News & World
Report, 2025)



**State to
Move to**
(ConsumerAffairs,
2026))

HOOKSETT, NEW HAMPSHIRE



GRANITE WOODS

HOOKSETT, NEW HAMPSHIRE



THOMAS FARRELLY
Executive Managing Director
+1 603 661 4854
Thomas.Farrelly@cushwake.com

DENIS C.J. DANCOES II
Executive Director
+1 603 661 3854
Denis.Dancoes@cushwake.com

SEAN DUFFY
Executive Managing Director
+1 860 616 1435
Sean.Duffy@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.