

PROPOSED NEW INDUSTRIAL PARK



ROUNDSTONE DRIVE



1 MILE
from Manchester
Airport



**Excess Parking
Available & Cross-
Dock Potential**



±104,500 & 114,000 SF HIGH-BAY INDUSTRIAL FACILITIES
BREAKING GROUND Q3 2024



Property Description

On behalf of Lansing Melbourne Group, CBRE is pleased to introduce a brand new Class A, high-bay industrial park at Roundstone Drive in Londonderry, New Hampshire. The park features two buildings with excellent auto and trailer parking. Building A is a ±114,000 SF building with 31 loading docks, 101 auto spaces, and 22 trailer spaces. Building B is a ±104,500 SF building with 28 loading docks, 113 auto spaces, and 15 trailer spaces. The site is strategically located directly off Route 3, providing direct access to the New Hampshire/Massachusetts border and population densities throughout New England. Corporate neighbors include EFI, FedEx Ground, UPS, The Granite Group, FritoLay, Eastern, Felton, FW Webb Company and Stonyfield.

Building Specifications

Building A

Total Building: ±114,000 SF

Available Space: ±114,000 SF

- » Warehouse: ±108,500 SF
- » Office: To suite

Site Area: ±22.46 acres (total)

Clear Height: 36'

Column Spacing: 52' x 55'

- » 60' speed bay

Loading:

- » 31 tailboard loading docks
- » 1 drive-in door

Building Dimensions: 220' x 520'

Auto Parking: 133 spaces (±1.16/1,000 SF)

- » Ability to add 54 additional spaces

Trailer Parking: 22 trailer spaces

Truck Court Depth: 100'

Building B

Total Building: ±104,500 SF

Available Space: ±104,500 SF

- » Warehouse: ±98,000 SF
- » Office: To suite

Site Area: ±22.46 acres (total)

Clear Height: 36'

Column Spacing: 54' x 54'

- » 60' speed bay

Loading:

- » 28 tailboard loading docks
- » 2 drive-in doors

Building Dimensions: 220' x 485'

Auto Parking: 153 spaces (±1.46/1,000 SF)

- » Ability to add 49 additional spaces

Trailer Parking: 15 trailer spaces

Truck Court Depth: 100'

Construction: Tilt-up construction

Floor: 7" thick slab

Electrical: 3,000 amps, 480 volt, 3 phase

Fire: ESFR sprinklers

Lighting: Motion Sensor LED

Utilities:

- » **Gas:** Liberty Utilities
- » **Electricity:** Eversource
- » **Water:** Manchester Water Works
- » **Sewer:** Town of Londonderry

Construction Timeline

January 2024



Site Work

March 2024



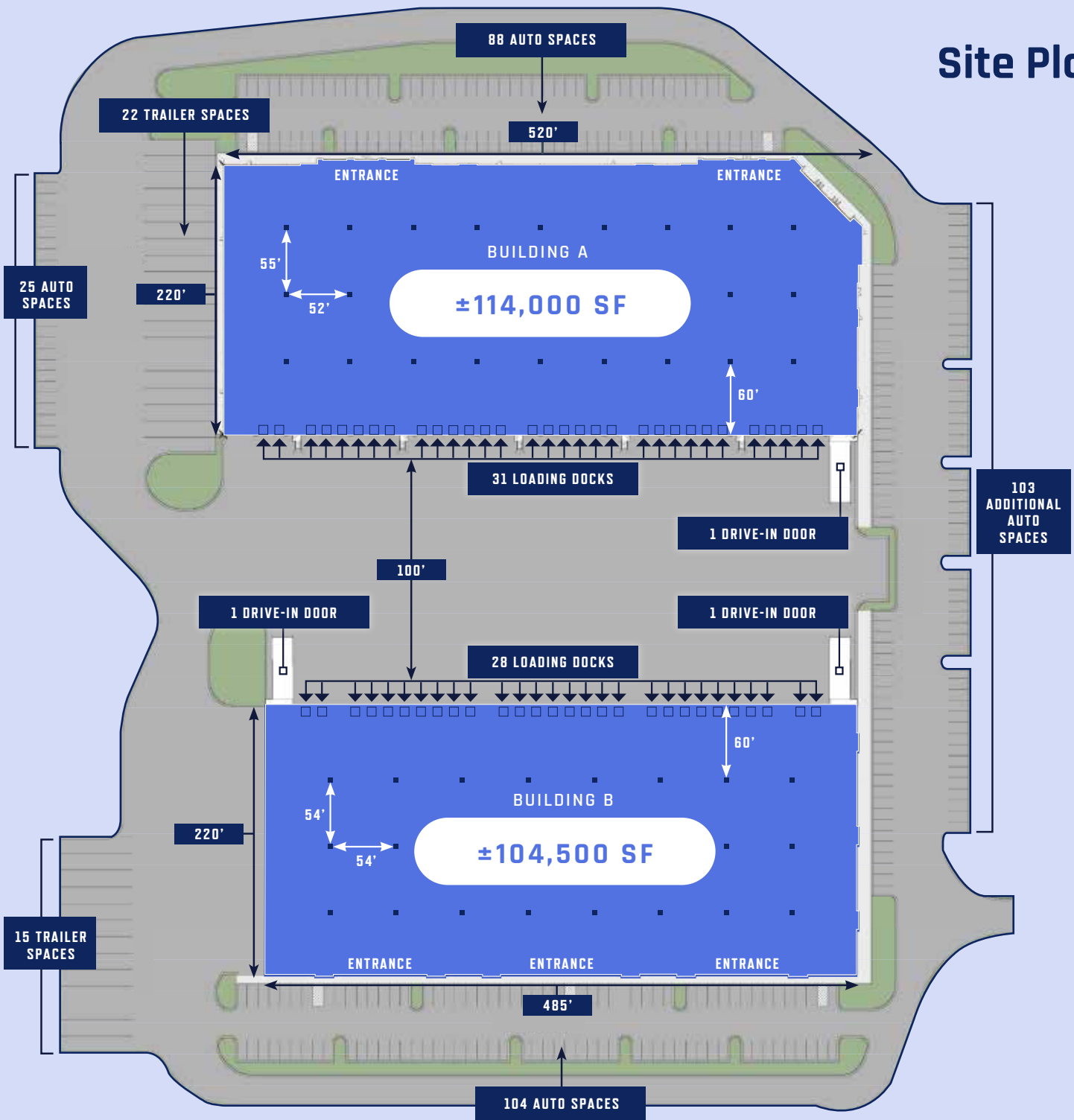
Footing/Walls Up

August 2024



Steel Erection

Site Plan



November 2024

January 2025

February 2025

Roof Installation

Ready for Fixturing

Substantial Completion

Travel Times



Manchester Airport
1.0 mile



Everett Turnpike
2.3 miles



Route 101A
2.7 miles



Route 111
4.7 miles



Interstate 293
2.35 miles



Interstate 93
3.5 miles



Boston
51.0 miles

Contact us

John Wilson

Executive Vice President

+1 617 439 7811

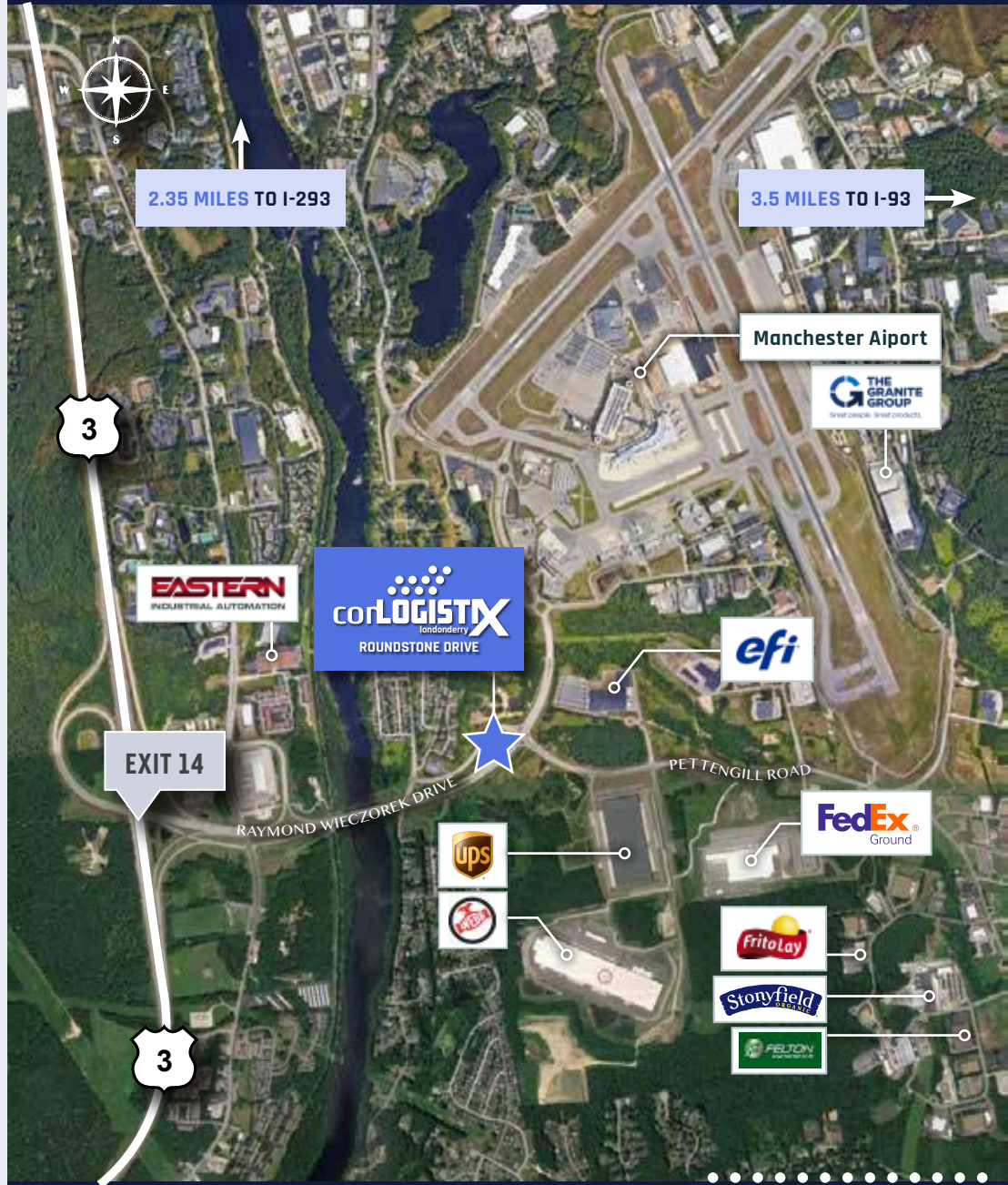
john.wilson15@cbre.com

Kendall Lynch

Senior Associate

+1 781 812 6435

kendall.lynnch@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.