



# SUNDIAL AVE

MANCHESTER, NH



## A COGEN POWERHOUSE

Resilient & Efficient 3.4MW Natural Gas Turbine (CHP)  
Plant with Eversource Dedicated Back-up Power  
310,000 SF on 15.4 Acres

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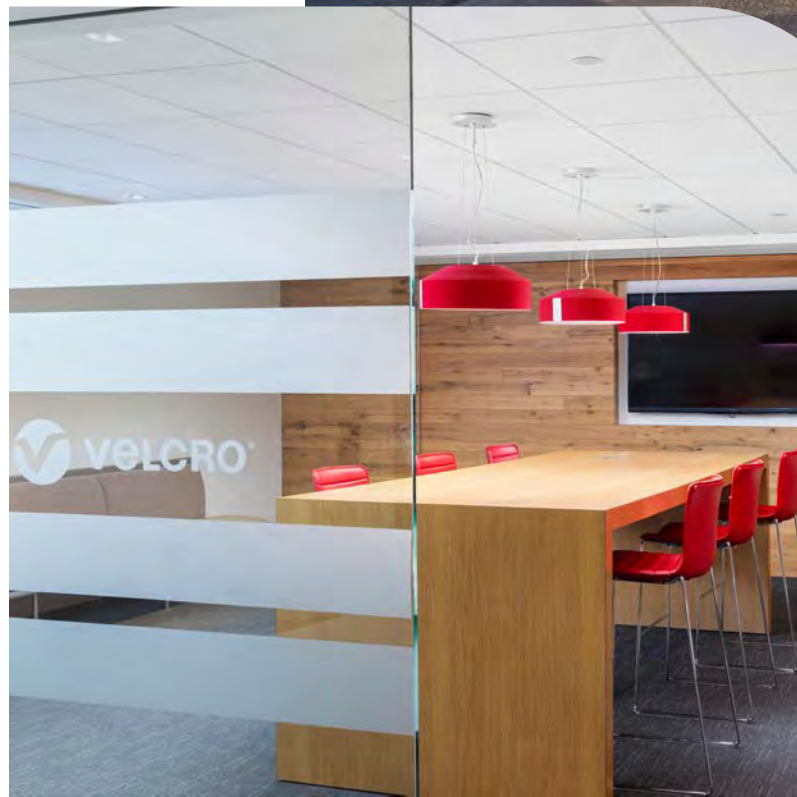
**CUSHMAN &  
WAKEFIELD**



# EXECUTIVE SUMMARY

95 Sundial Avenue presents a **rare opportunity to acquire a mission-critical, power-dense industrial asset** with scale and infrastructure characteristics that are increasingly difficult to replicate in the Greater Boston/S. New Hampshire market. The ±310,000 SF facility is anchored by an **on-site natural gas cogeneration (CHP) plant, a 3.4MW (5MW at generator-end) Caterpillar turbine**, providing enhanced power reliability, thermal efficiency, and operational resilience relative to conventional grid-dependent industrial buildings. This Cogen system is configured to serve the base electrical load while capturing waste heat for plant thermal requirements (e.g., process heat/steam, hot water, HVAC reheat). This differentiated energy platform allows the buildings to adapt to a broad range of advanced manufacturing, medical device, pharmaceutical, and process-driven industrial users.

The property is strategically located within S. New Hampshire's primary employment corridor, just 10 minutes from Manchester-Boston Regional Airport and less than one hour from Downtown Boston, with immediate access to Interstates 93 and 293, providing efficient access to a deep labor pool across Greater Boston, S. New Hampshire, and S. Maine while benefiting from lower operating costs and strong workforce availability.





## SHORT-TERM LEASEBACK

Concurrent with the closing of the sale, Buyer will enter into a short-term, triple-net (NNN) lease with Velcro Companies, pursuant to which Velcro Companies will lease back 100% of the Building and site. The lease will commence upon closing and expire on December 31, 2027, providing the Buyer with immediate, stabilized income. The Building and site will be delivered by the Buyer, as landlord, to Velcro Companies, as tenant, in its “as-is,” “where-is” condition as of the closing date, with Velcro Companies responsible for all operating expenses, real estate taxes, insurance, and maintenance and utilities throughout the lease term.

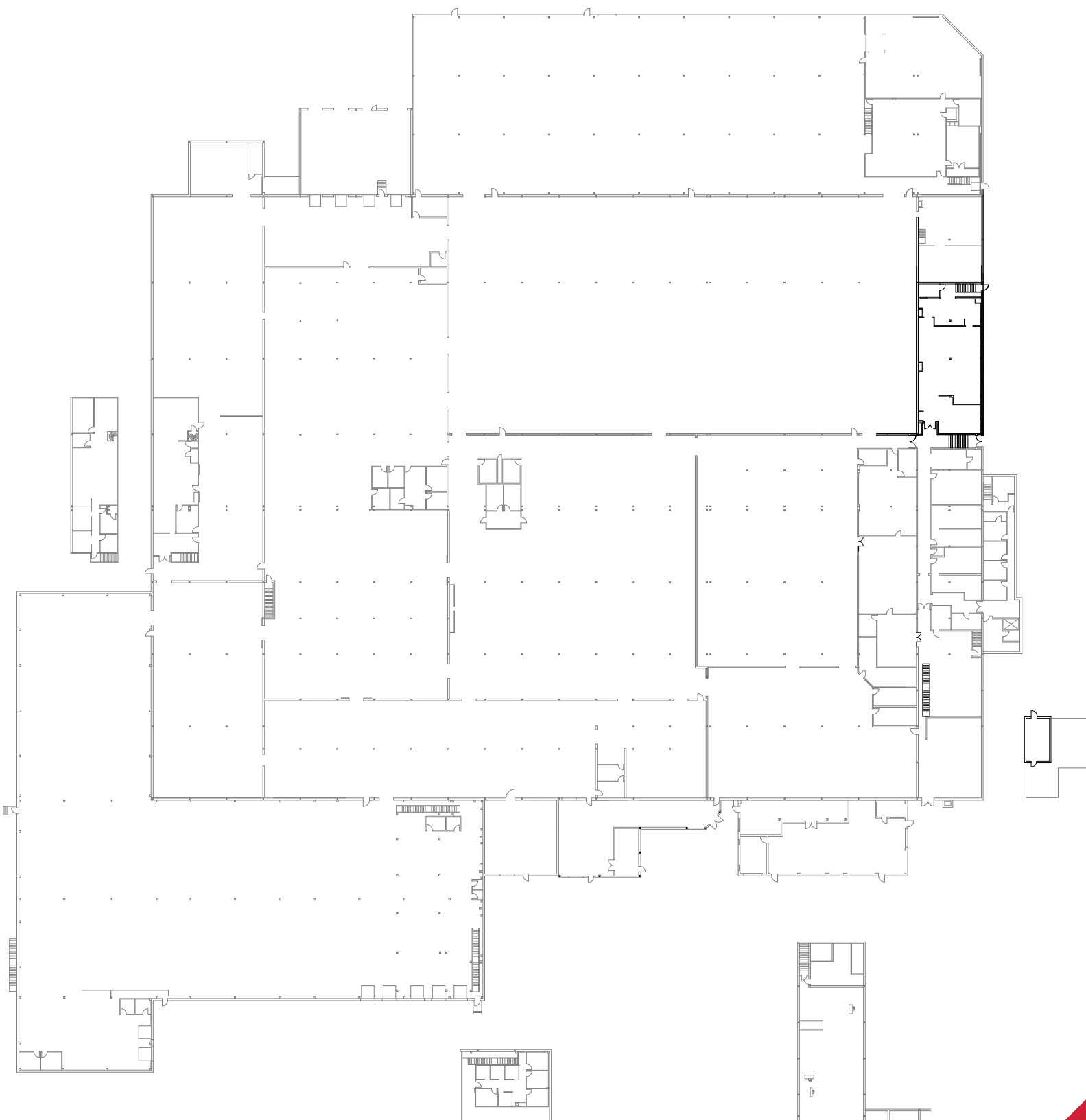
# PROPERTY OVERVIEW

## BUILDING SPECIFICATIONS

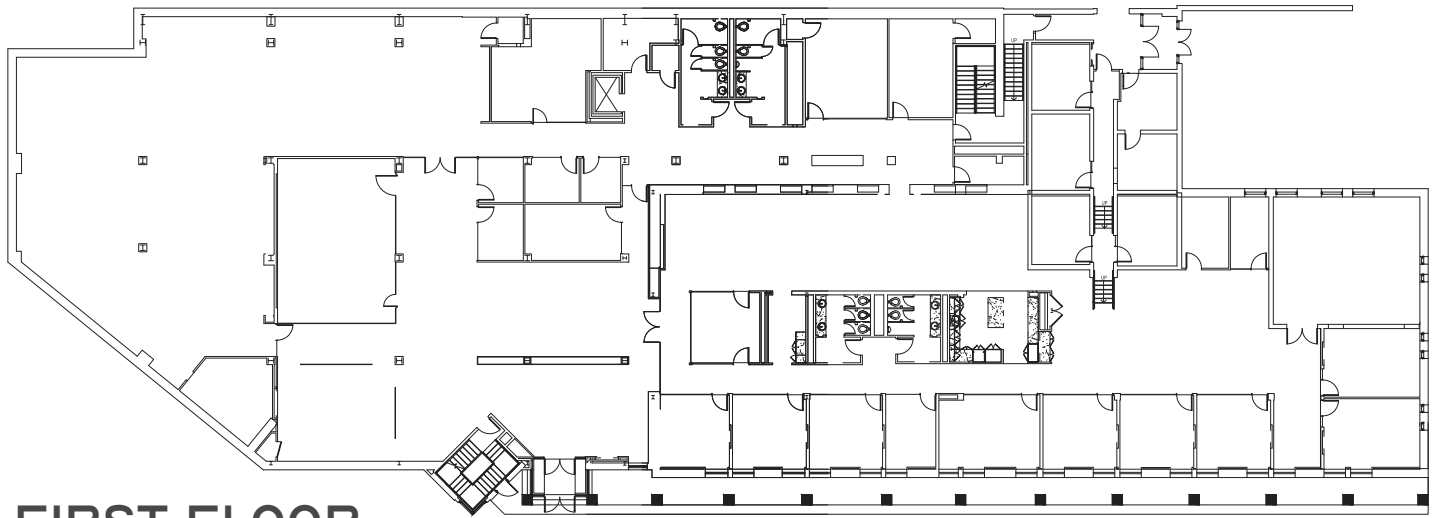
<b>Building Size</b>	±310,000 SF Total (±55,000 office & ±255,000 SF Mfg & WH) <b>1st floor office:</b> 25,800 SF <b>2nd floor office:</b> 14,600 SF <b>3rd floor office:</b> 14,600 SF <b>Manufacturing &amp; Warehouse:</b> 255,000 SF
<b>Construction</b>	Steel frame with brick, concrete and metal panel exterior
<b>Lot Size</b>	Approximately 15.4 acres (subsequent to current lot line adjustment and subdivision)
<b>Year Built</b>	1978 with subsequent expansions
<b>Zoning</b>	Current: Redevelopment District – Mixed Use (RDV) 2026 Revised: Business Corridor – Regional Center (BC-2)
<b>Floors</b>	Manufacturing: 6" concrete slab (partial areas with Ash wood finish) and multiple Mezzanine utility areas <b>Warehouse:</b> 6" concrete slab <b>Office:</b> 3 stories
<b>Roof</b>	TPO with R20 polyisocronate insulation & Standing Metal Seam
<b>Ceiling Height</b>	<b>Manufacturing:</b> 16' - 18' to Joist / 18' - 20' to Deck <b>Warehouse:</b> 32' to Joist / 35' to Deck
<b>Column Spacing</b>	<b>Manufacturing:</b> 20' x 40' <b>Warehouse:</b> 25' x 55'
<b>Loading</b>	2 Drive-in Doors (10' x 12') 10 Loading Docks (8' x 10')
<b>Rail</b>	Directly adjacent to active CSX rail line - Capable of a dedicated rail spur
<b>Elevators</b>	1 Passenger Elevator
<b>Telecommunications</b>	Fiber and Broadband - Consolidated Communications & Comcast
<b>HVAC</b>	Main Heating and Cooling provided by excess Cogen steam for heat and with an absorption chiller for cooling. <b>Office:</b> RTU's, VAV's and HW Reheat, DX Cooling <b>Manufacturing:</b> Steam & Forced HW Heat, DX & Chilled Water Cooling <b>Warehouse:</b> Forced HW Heat
<b>Lighting</b>	LED throughout
<b>Power/Utilities</b>	Natural gas fired (CHP) turbine and boilers: <b>Cogeneration Turbine:</b> Caterpillar Solar Turbines Centaur 40 turbine engine - 3.4MW with 5MW at generator-end. <b>Natural Gas:</b> Liberty Utilities - 4" natural gas line to building <b>Electricity:</b> Eversource (Grid) Back-up - 12.47 KV at pole (Rate B Customer) 5,000 kVA Pad Mounted Transformer (1,200A Main Bus @ 4.16KV) with significant HV switchgear/transformers 2 Cleaver Brooks Boilers <b>Water:</b> City of Manchester <b>Sewer:</b> City of Manchester
<b>Life Safety</b>	Wet Sprinkler Throughout
<b>Restrooms</b>	8 Restroom Sets
<b>Parking</b>	293 Passenger Car Parking Spaces

# FLOOR PLANS

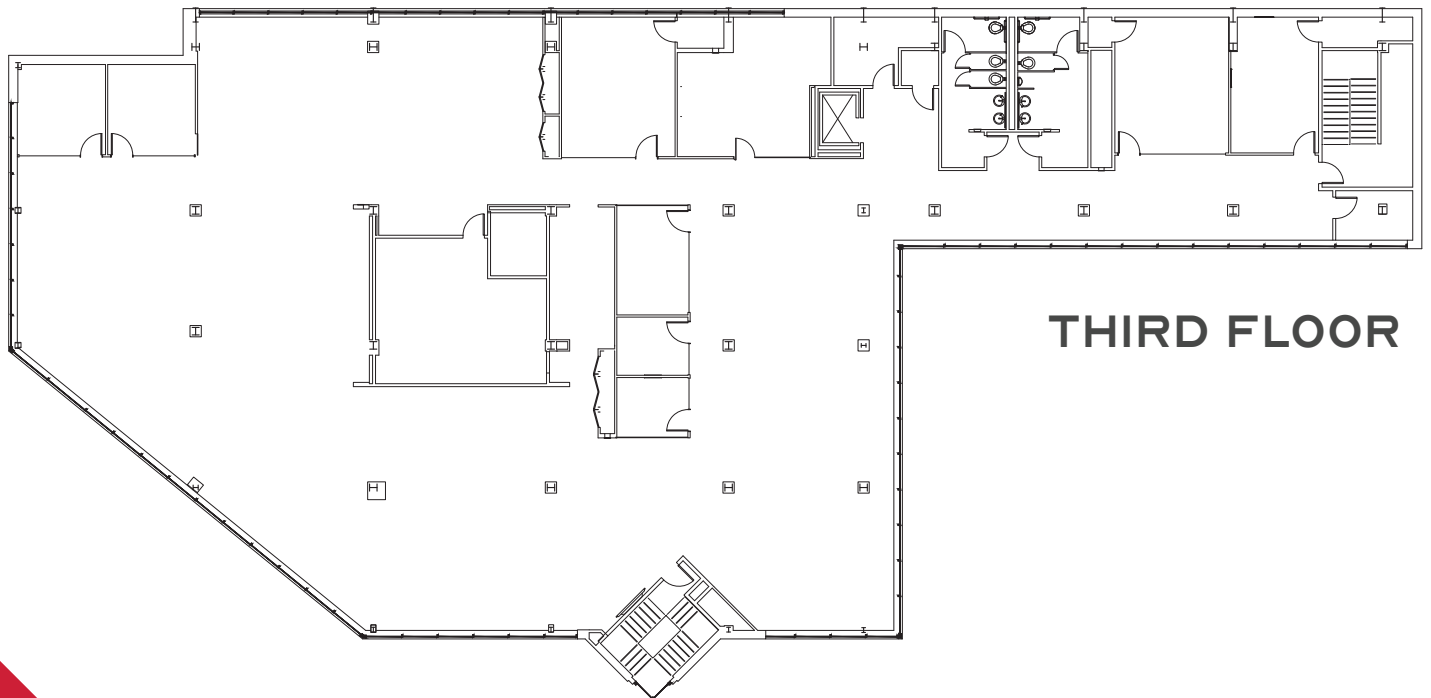
## MANUFACTURING FOOTPRINT



# OFFICE FLOOR PLANS

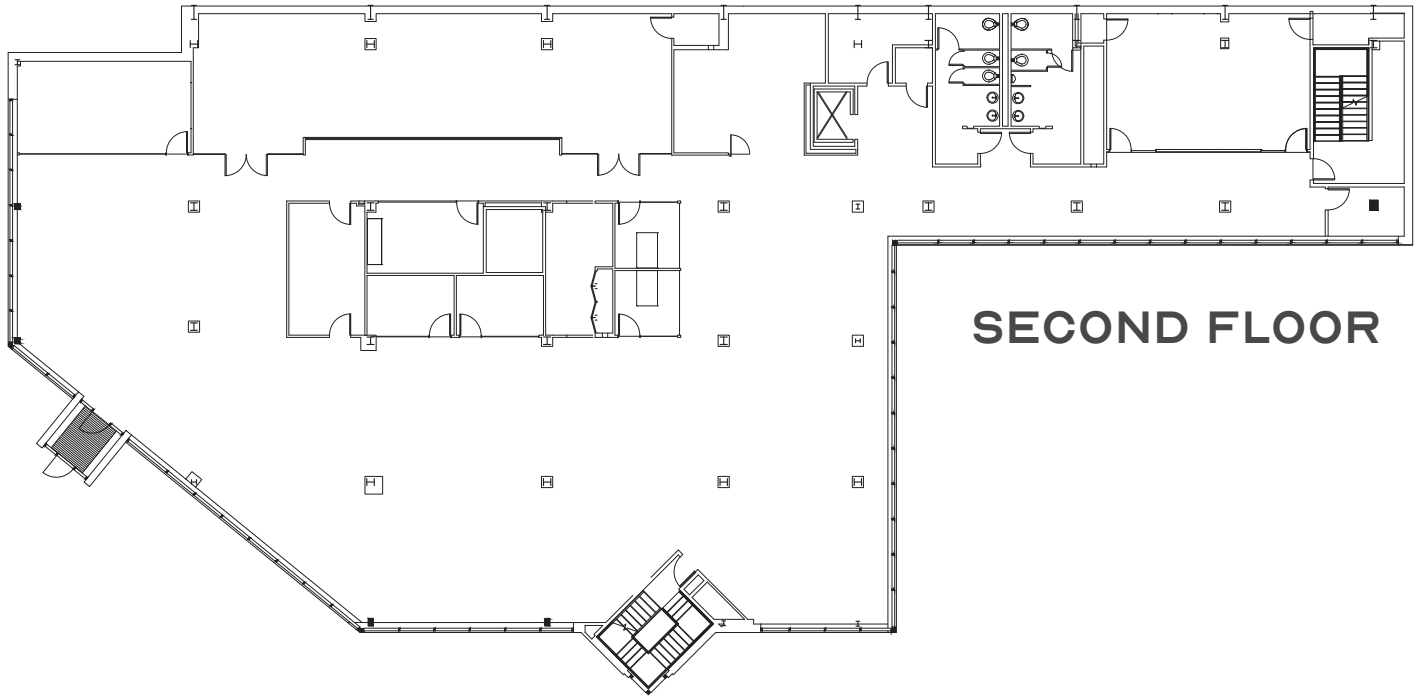


**FIRST FLOOR**

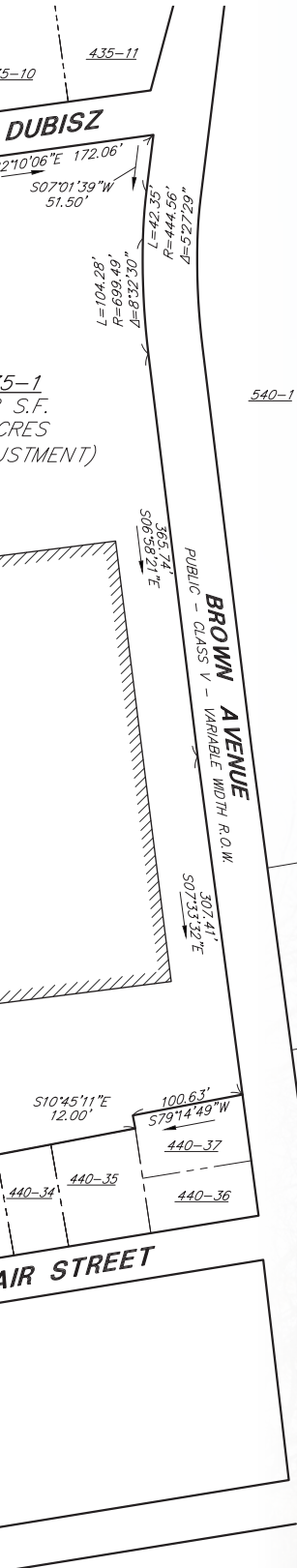


**THIRD FLOOR**

# OFFICE FLOOR PLANS







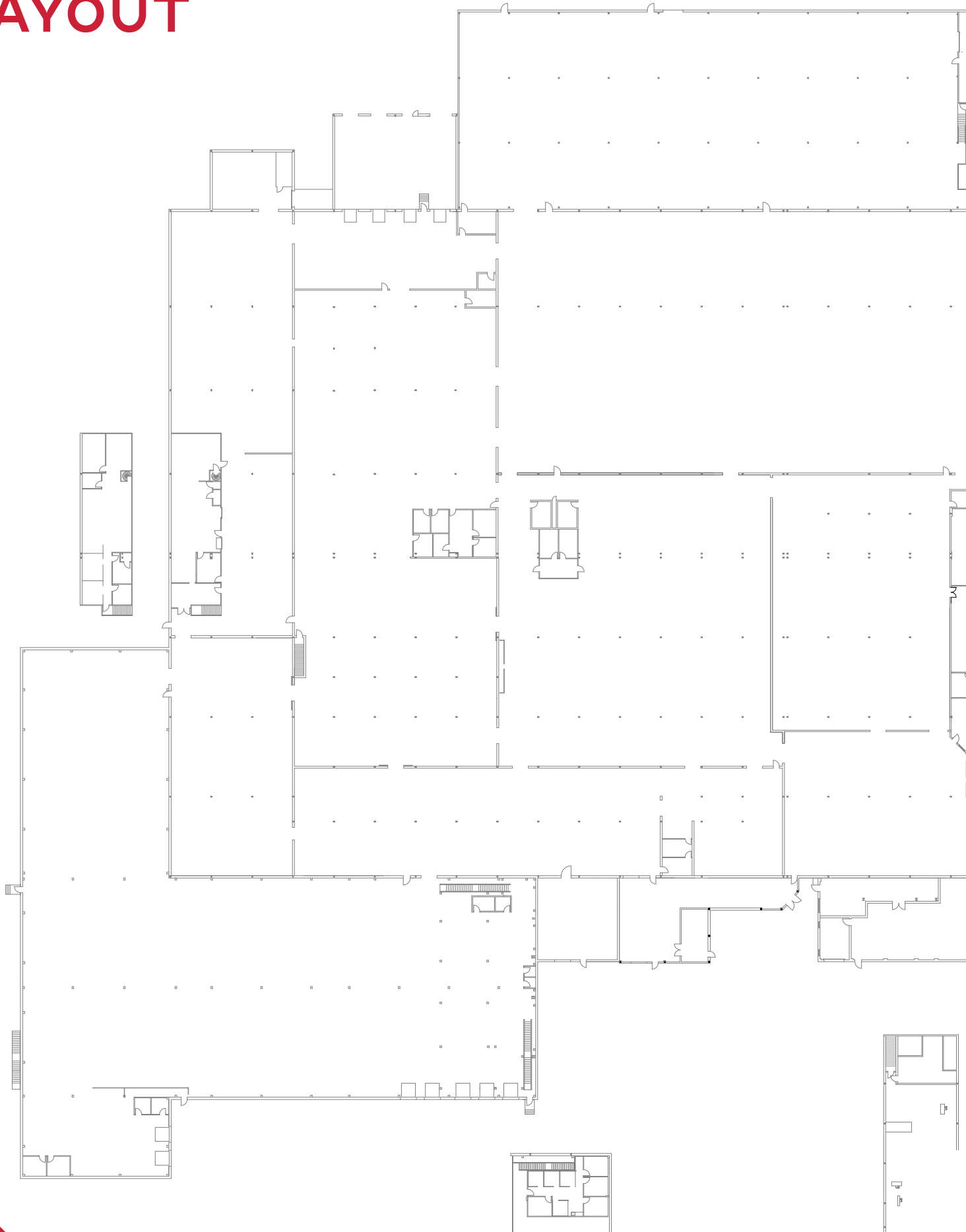
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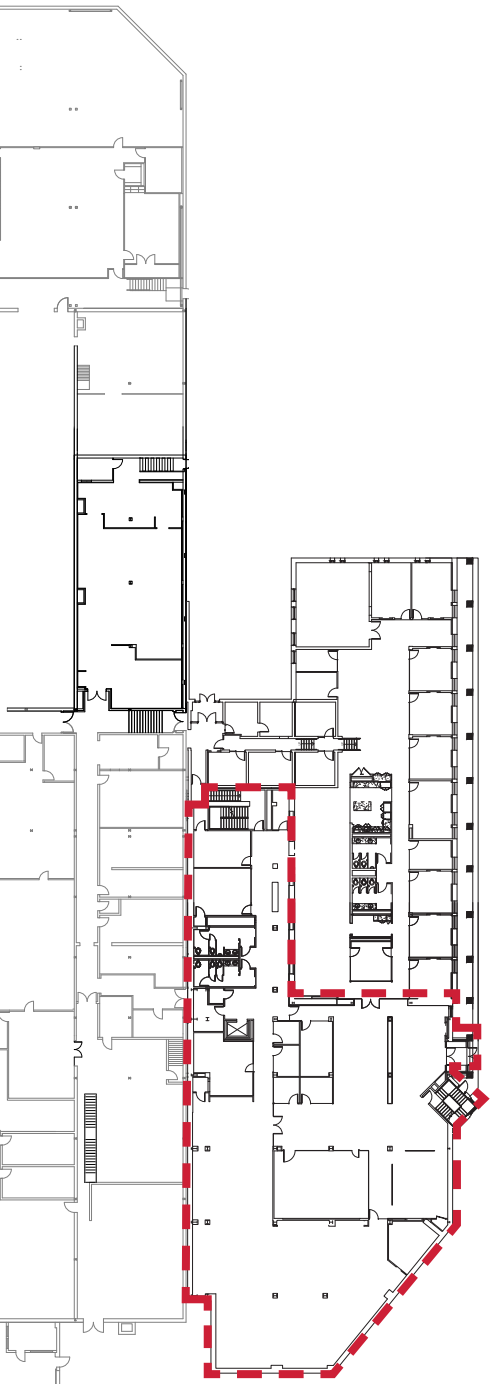


NH-SPC 83/2011



# MANUFACTURING + OFFICE LAYOUT

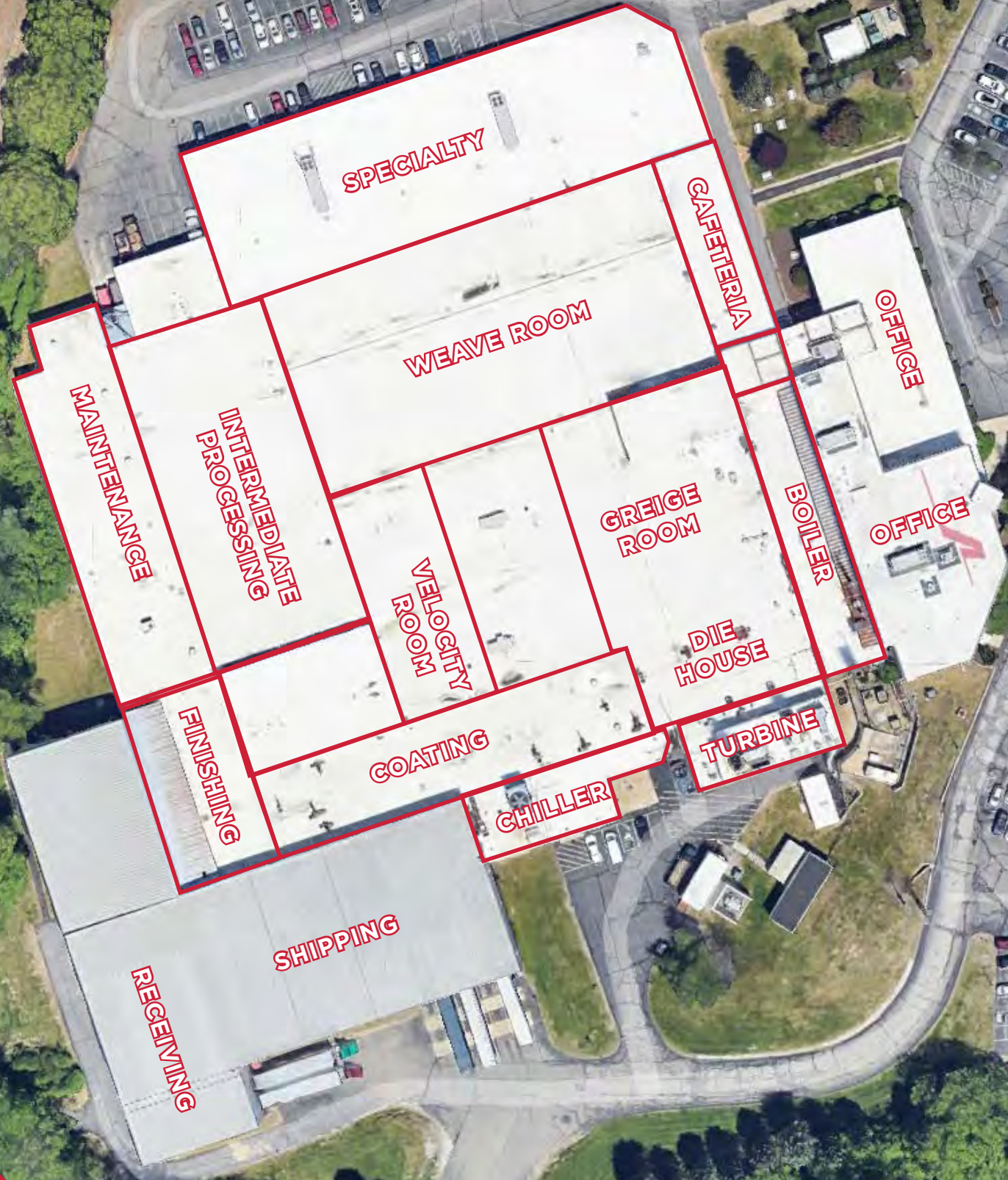




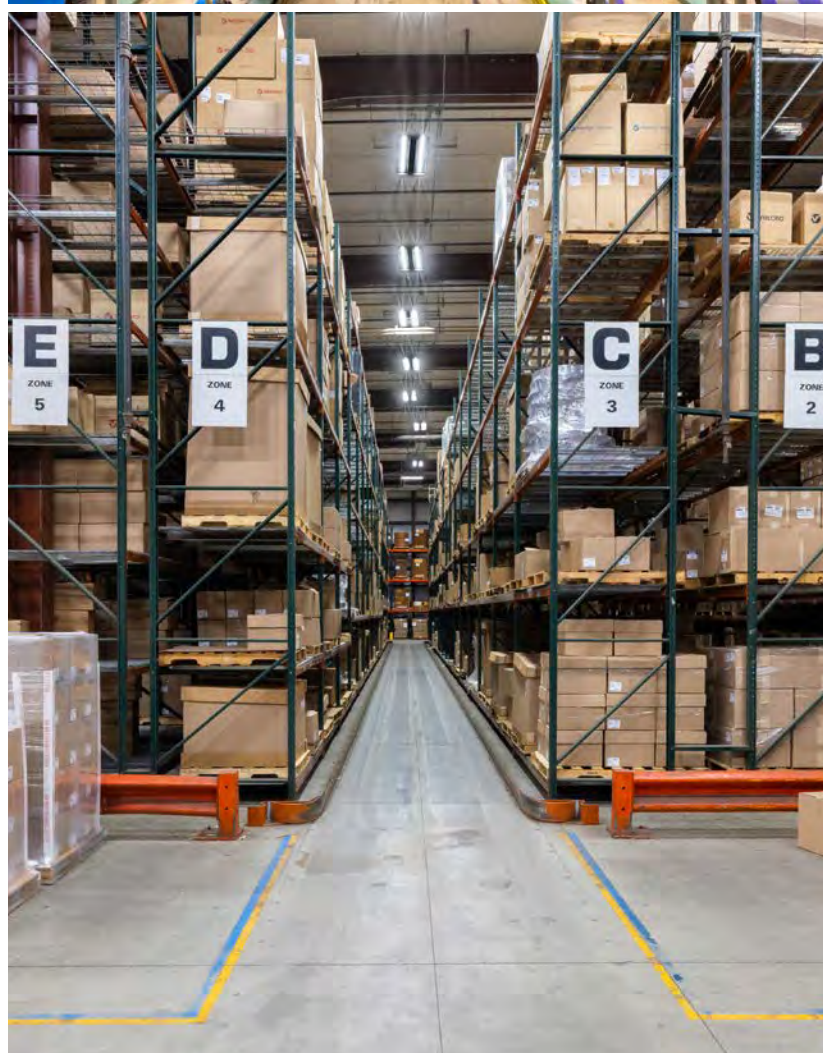
--- 2ND & 3RD FLOOR OFFICES



# BUILDING AREAS









95



# LOCATION & MARKET OVERVIEW

## The New Hampshire Advantage

The Southern New Hampshire industrial market comprises more than 55 million square feet of institutional-quality industrial space, including manufacturing, warehouse, and flex assets. Current vacancy remains constrained, hovering in the mid-single-digit range (approximately 6%–8%), depending on property type.

Industrial lease rates remain at historic highs, driven by sustained demand from both in-state companies seeking expansion or relocation and a growing influx of tenants migrating from Greater Boston's North submarket, attracted by Southern New Hampshire's relative value proposition. Average asking rents for existing, second-generation industrial space typically range from \$10.00 to \$13.50 PSF NNN, while newly constructed or fully renovated facilities are achieving rents in excess of \$16.00 PSF NNN.

Following a period of elevated speculative development and several large build-to-suit projects, new construction activity has moderated. Developers have become increasingly selective, particularly for build-to-suit opportunities, extending development timelines and constraining the future supply pipeline. As a result, vacancy is expected to remain tight, supporting continued rent stability with upward pressure over the medium term.

Against this backdrop, 95 Sundial Avenue represents a rare and compelling opportunity for investors, developers, and owner-occupiers to acquire one of the largest industrial buildings currently available for sale in New Hampshire, further differentiated by its significant on-site cogeneration power infrastructure.



No Sales, Income, Use, Interest & Dividends, or Estate Tax



Low Business Taxes



Economic Revitalization Zone Tax Credits



Highly Educated Workforce



Foreign-Trade Zone (FTZ #81)

# #1

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

# #1

Domestic Airport  
(Travel + Leisure, 2023)

# #1

Best State to Relocate  
(Kiplinger)

# #3

Best State for Jobs  
(WalletHub, 2023)

# #2

Best State to Live and Work  
(U.S. News & World Report, 2025)

# LABOR DEMOGRAPHICS

<b>Manufacturing &amp; Warehouse</b>	<b>15-mile radius</b>	<b>25-mile radius</b>
Total Population 16+	360,000	942,000
Total Employed 16+	250,000	630,000
Manufacturing & Warehouse Employment	44,000	114,000
Manufacturing & Warehouse %	17.50%	18%
Associate degree or higher	52%	49%

# DRIVE TIMES



0.8 MILES  
3 MINUTES



5.5 MILES  
10 MINUTES



6.0 MILES  
8 MINUTES



50 MILES  
52 MINUTES



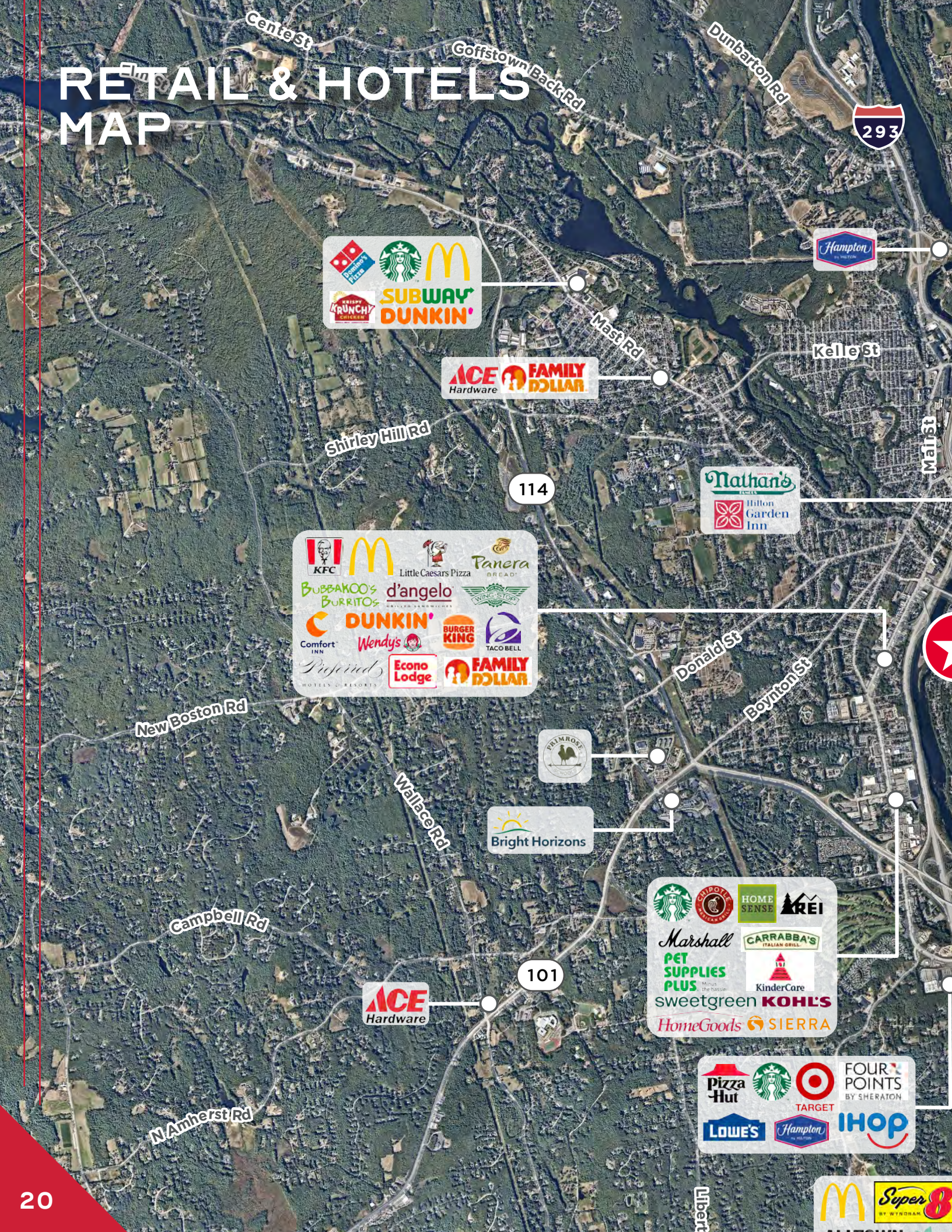
22 MILES  
22 MINUTES



55 MILES  
60 MINUTES



# RETAIL & HOTELS MAP



Centre St

Goffstown Back Rd

Dunbarton Rd



Mast Rd

Kelle St

Shirley Hill Rd

114

Main St

Donald St

Boynnton St

New Boston Rd



Wallace Rd

Campbell Rd

101

N Amherst Rd

Libert

Union St

**BURGER KING**  
TACO BELL

**Aroma Joe's**

**BEN & JERRY'S** Residence Inn  
110 Grill  
DOUBLE TREE  
TRU

**Pizza Hut**

**ACE Hardware**

**SUBWAY**  
**DUNKIN'**  
**FAMILY DOLLAR**

**PAPA JOHN'S**  
**Aroma Joe's**

**Wendy's**  
**Aroma Joe's**

**BURGER KING** **TACO BELL** **Starbucks** **Holiday Inn Express** **FAIRFIELD INN & SUITES** **Wendy's** **FIVE GUYS** **FIREHOUSE SUBS** **POPEYES** **SUBWAY** **tropical CAFE** **Burlington** **TJ-maxx** **five BELOW**

**BUFFALO WILD WINGS** **DQ** **TEXAS ROADHOUSE** **CHARLEY'S** **Red Robin** **Auntie Anne's** **CINNABON** **LUNGHORN STEAKHOUSE** **Ninety 99 Nine** **BEST BUY** **BOOT BARN** **HOBBY LOBBY** **OLD NAVY** **Sarku** **HARBOR FREIGHT** **TOWNEPLACE SUITES** **SBARRO** **Gloria Jean's** **COURTYARD** **BY MARRIOTT**

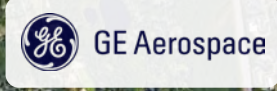
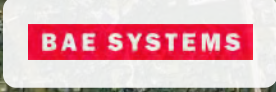
**BW Best Western**

**HOMESIDE SUITES** by Hilton  
**SPRINGHILL SUITES** MARRIOTT

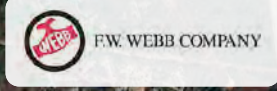
**Manchester-Boston Regional Airport**



# CORPORATE NEIGHBORS MAP



101



3

COMPANIES  
IN CLOSE  
PROXIMITY



**Raytheon**  
An RTX Business

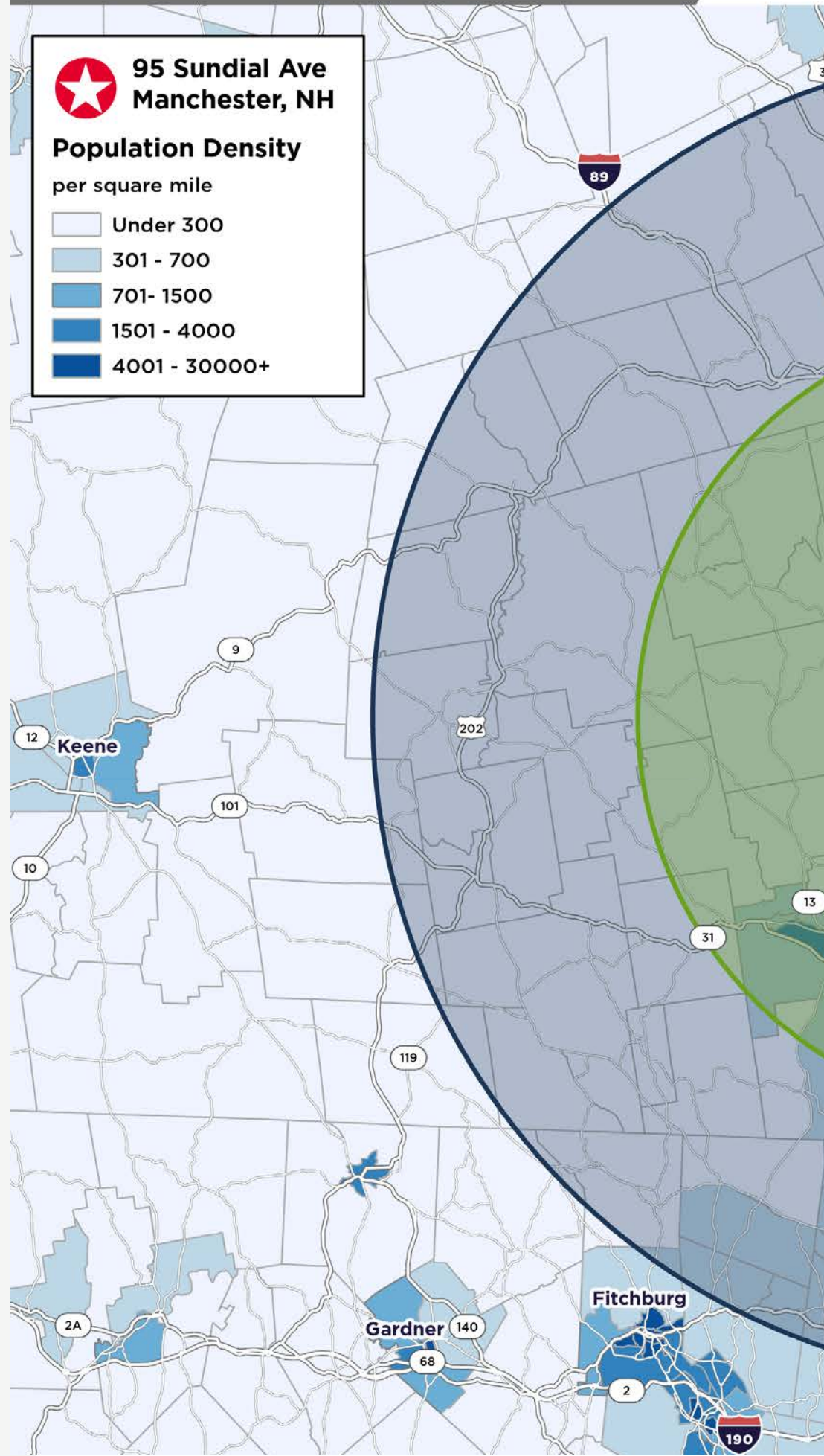




# Population Density Heat Map Manchester, NH



The property is strategically positioned within **S. New Hampshire's primary employment corridor**, approximately **10 minutes from Manchester-Boston Regional Airport** and less than **one hour from Downtown Boston**, with immediate access to **Interstates 93 and 293**. This location provides employers with efficient access to a **deep and diversified labor pool spanning Greater Boston, S. New Hampshire, and S. Maine**, including capturing a portion of New Hampshire's "Hidden Workforce," the approximately 120,000 workers that head into Massachusetts from New Hampshire every day, while benefiting from **lower operating costs, reduced wage pressure, and improved employee commute optionality** relative to core urban markets. The ability to draw talent across multiple regional labor sheds enhances workforce stability, supports shift-based manufacturing operations, and positions the property for **long-term operational scalability and sustained tenant demand**.











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MANCHESTER, NH

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