

FOR LEASE INDUSTRIAL BUILDING

TOTAL AVAILABLE

42,000 SF

11 DELTA DRIVE

Londonderry, NH 03053



6 DOCKS
1 DRIVE-IN



22'
CLEAR HEIGHT



1600 AMPS



FULLY
AIR-CONDITIONED

RJKELLY
INVESTMENT | DEVELOPMENT | MANAGEMENT


**THE BOULOS
COMPANY**

PROPERTY OVERVIEW

11 Delta Drive is a 42,000 SF industrial warehouse building with the entire space available for lease. Built in 1989, the building features 22' warehouse clear height, six loading docks and one oversized drive-in door. This fully air-conditioned building is serviced by municipal water & sewer and is heated by natural gas. It offers two power services: 400 amps at 277/480V and 1,200 amps at 120/208V.

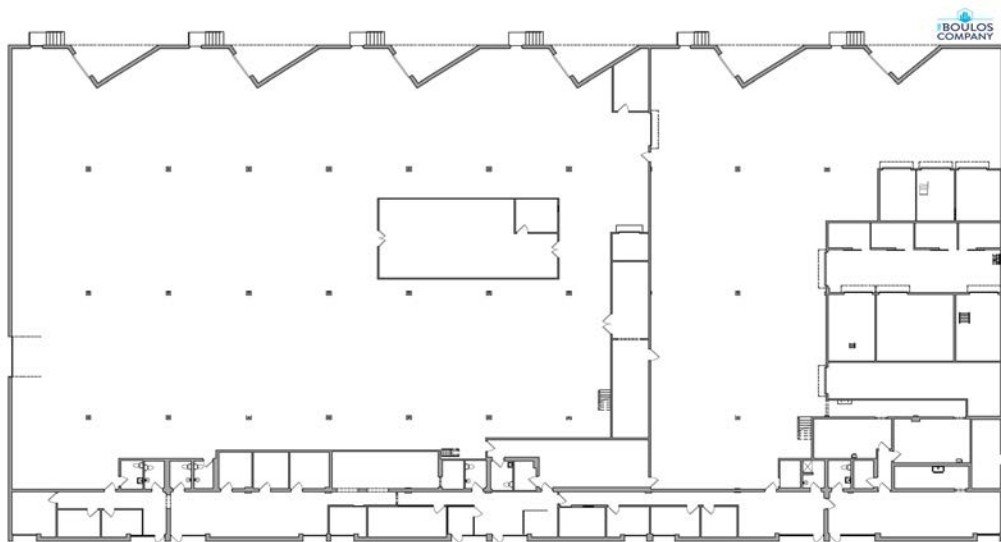
11 Delta Drive is situated in the vicinity of the Manchester-Boston Regional Airport, making it highly desirable for warehouse distribution companies that require immediate access to the airport. The property is approximately two miles from the F.E. Everett Turnpike and Interstates 293 and 93, providing quick and easy access to major highways leading to points north, south, east and west. Boston is within a 50 minute ride via Interstate 93. Industrial neighbors include, FedEx, Wurth Baer, US NCR, Visual Edge IT New England and TruGreen Lawn Care.



BUILDING SPECIFICATIONS

BUILDING SIZE	42,000± SF	HVAC	100% air-conditioned; gas heat
AVAILABLE SPACE	42,000± SF	LOADING	6 docks, 1 drive-in door
BUILDING TYPE	Industrial	CLEAR HEIGHT	22'
YEAR BUILT	1989	ZONING	Industrial II
PARKING RATIO	1.2/1,000 SF	POWER	400 amps at 277/480V 1200 amps at 120/208V
UTILITIES	Municipal water & sewer	LEASE RATE	\$12.00-\$14.00/SF NNN

FLOOR PLAN - 42,000± SF



LOCAL ECONOMIC OVERVIEW

Londonderry, New Hampshire is home to approximately 25,000 residents and serves as a popular bedroom community for the Greater Boston area. A member of Rockingham County, Hudson is bordered by the New Hampshire communities of Nashua, Merrimack, Litchfield, Londonderry, Windham, Pelham and Tyngsborough, Massachusetts. The town sits on the Massachusetts-New Hampshire line and is conveniently located directly across the Merrimack River from the bustling city Manchester just 10 miles away—making the town highly accessible to three of New England's largest employment hubs and an attractive relocation destination.

Two major airports service the Londonderry area: Boston-Manchester Regional Airport in Manchester, New Hampshire and Logan International Airport in Boston, Massachusetts. Though Boston-Manchester Regional Airport is only 5 minutes away from Londonderry and serves a variety of national destinations, daily shuttle buses between Londonderry and Logan Airport run consistently.

AERIAL OVERVIEW



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