



Ashleigh Drive



±370,080 RSF

Distribution & Warehouse Opportunity

Advantages that Drive Success

41 Ashleigh Drive is a 54-acre industrial park consisting of ±370,080 RSF of warehouse and distribution space across two buildings and built to empower clients for business growth.

Located directly off I-93's new Exit 4A, the site provides superior access to the largest cities across the Northeast and is situated only minutes from the NH/MA border, allowing tenants to enjoy superb logistical advantages and a robust talent pipeline.



41 Ashleigh Drive, Derry NH

BUILDING SIZE	370,080 RSF
DIMENSIONS	360' wide x 1028' deep
DELIVERY	Est. Q3 2026
SITE SIZE	54 acres
ZONING	Industrial III, Commerce Corridor District
CONSTRUCTION	Concrete block and insulated metal panel
ROOF	TPO white roof
CLEAR HEIGHT	40' clear
COLUMN SPACING	54'x50' with 60' speed bay
LIGHTING	LED lighting throughout, high-bay motion sensor LED in warehouse/production areas
LOADING	60 loading docks with bumpers, seals and levelers; drive-in doors BTS pending requirement
FLOOR	7" thick concrete
LIFE SAFETY	ESFR sprinkler system
UTILITIES	Municipal Water & Sewer Natural Gas – Liberty Utilities Electricity – 6,000 amps, 277/480 volt, 3-phase provided by Eversource
HVAC	Fully air-conditioned office, gas heat in warehouse
PARKING	410 car spaces; 61 trailer spaces (expandable)

37 Scobie Pond Road, Derry NH

BUILDING SIZE	50,400 RSF
DIMENSIONS	180' wide x 280' deep
DELIVERY	Est. Q3 2026
SITE SIZE	7.54 acres
ZONING	Industrial III, Commerce Corridor District
CONSTRUCTION	Concrete block and insulated metal panel
ROOF	TPO white roof
CLEAR HEIGHT	Minimum 32' clear
COLUMN SPACING	50' x 50'
LIGHTING	LED lighting throughout, high-bay motion sensor LED in warehouse/production areas
LOADING	4 loading docks with bumpers, seals and levelers, expandable; drive-in doors BTS pending requirement
FLOOR	7" thick concrete
LIFE SAFETY	ESFR sprinkler system
UTILITIES	Municipal Water & Sewer Natural Gas – Liberty Utilities Electricity – 1,000 amps, 277/480 volt, 3-phase provided by Eversource
HVAC	Fully air-conditioned office, gas heat in warehouse
PARKING	56 car spaces; 10 trailer spaces (expandable)

Opportunity Highlights



40' Clear Height



6000 Amps Power



Direct Connectivity via I-93, 14 miles from the NH/MA border



Designated ERZ - Tax Credits Available



Adjacent 7.54-acre Site with Expansion Potential



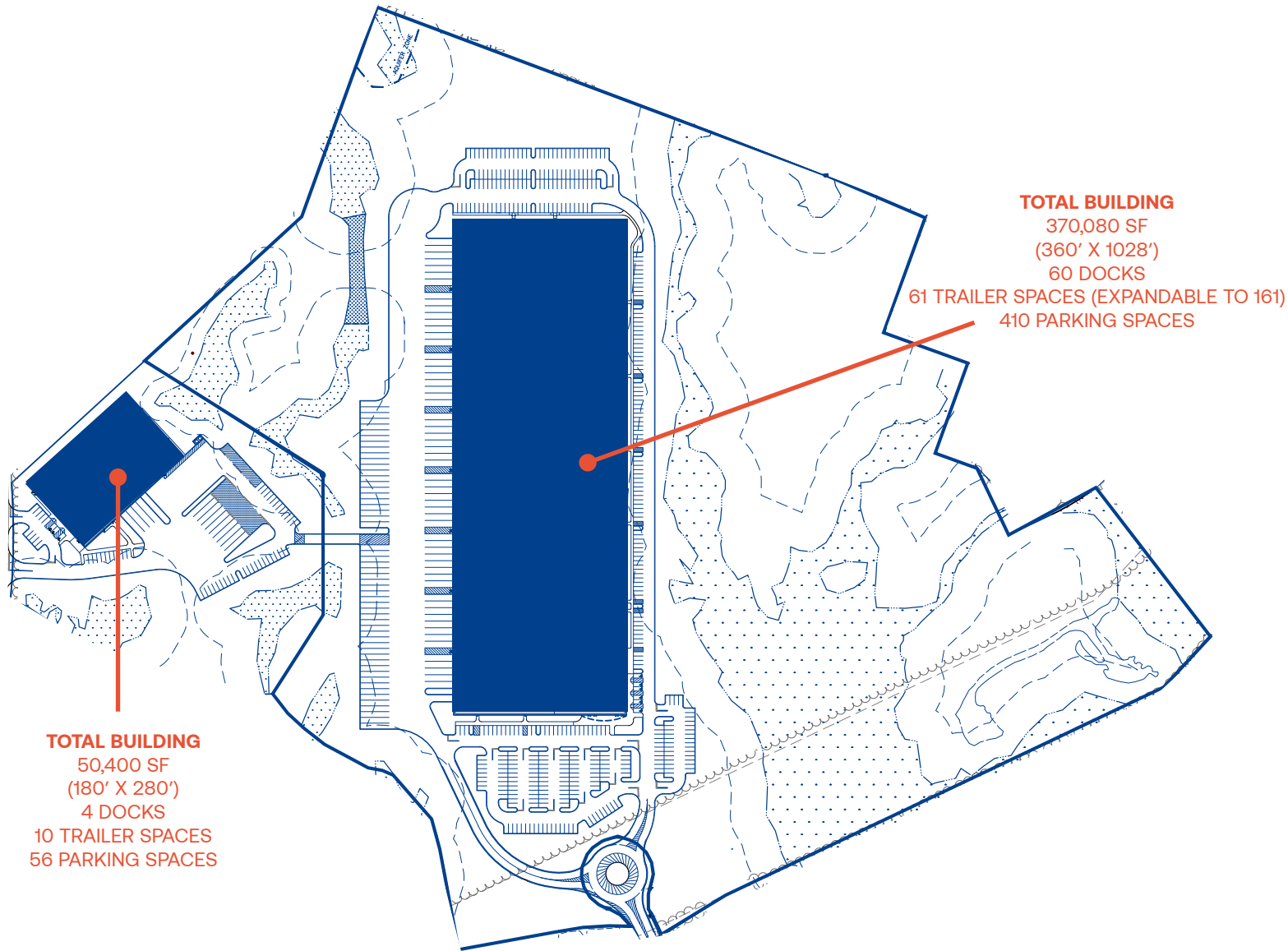
Draws from Dual NH/MA Labor Markets

Amenities

- » I-93 Corridor location - 1.8 miles from the new Exit 4A, 6 minutes to Exit 5
- » Located in a designated Economic Revitalization Zone offering tax credits to eligible companies
- » 14 Highway miles from the NH/MA border
- » NH Advantage - no sales, income, inventory or millionaire's tax, no stretch code
- » Adjacent 7.54-acre site provides additional expansion/potential outside storage or car/truck parking
- » Amenity rich neighborhood with supermarkets, Walmart Supercenter and a wide variety of restaurants, fast food establishments, retail and financial services.

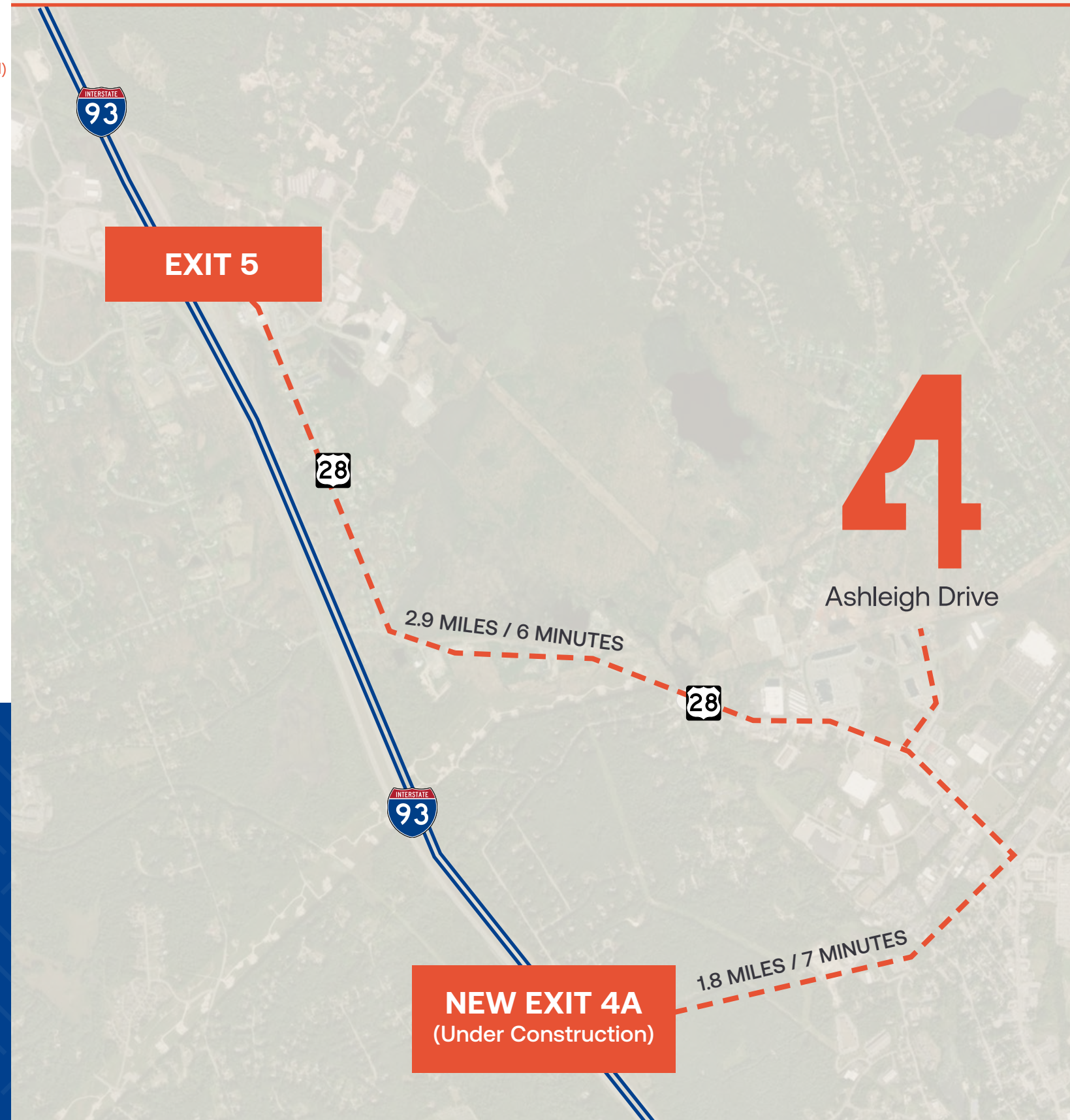


Site Plan



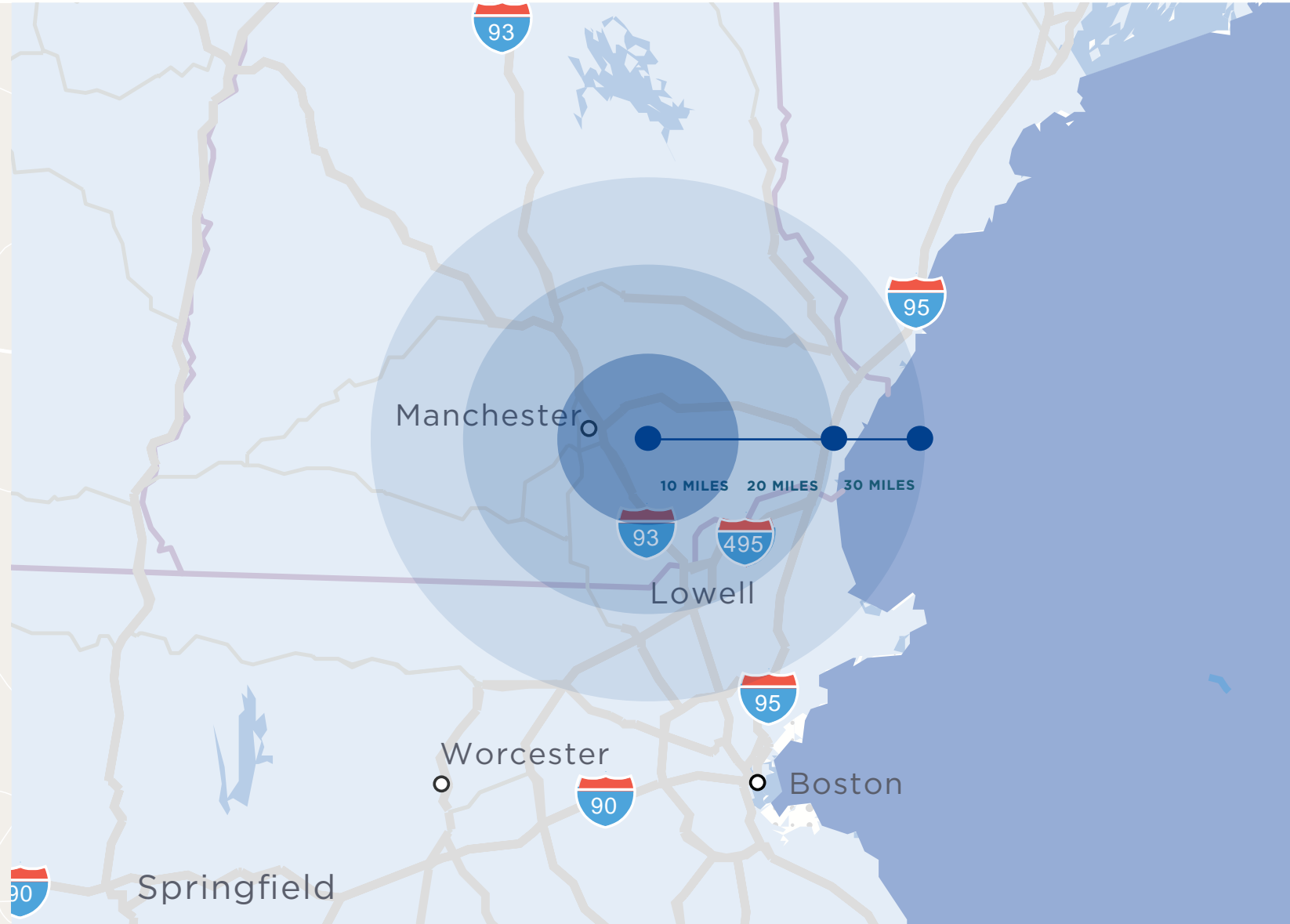
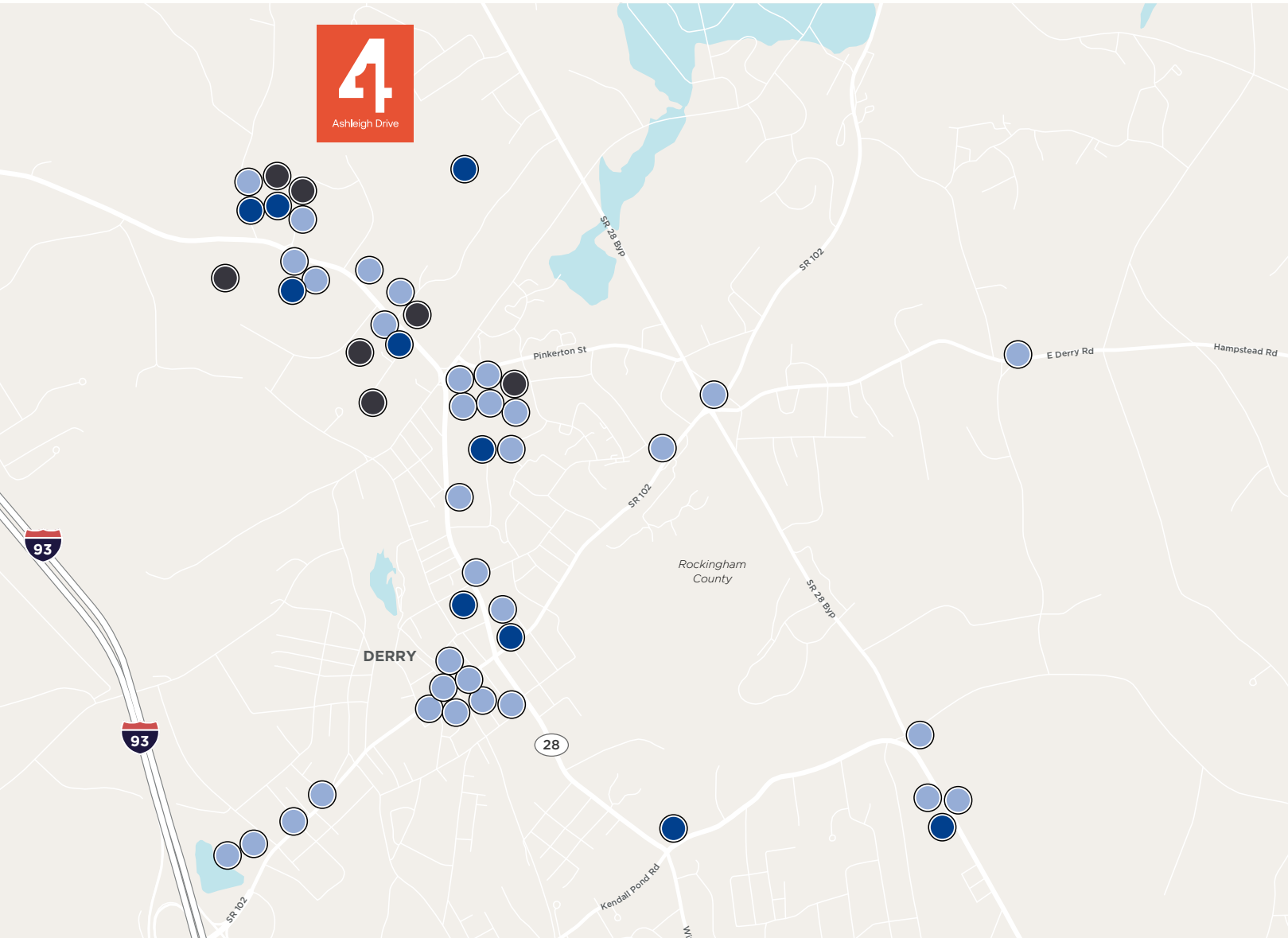
The I-93 Corridor

I-93's new Exit 4A facilitates easy entry and exit from the site through multiple access points. Located only 14 miles from the NH/MA border, tenants can position themselves for success with a strategic location and access to top talent across dual labor markets.



Nearby Amenities

Labor Demographics



- **35+** Restaurants
- **10+** Retail/Shopping
- **7+** Fitness Centers

	10 Miles	20 Miles	30 Miles
Population	251,896	1,004,239	1,667,264
Households	96,087	376,791	624,371
Avg. Household Income	\$138,149	\$134,234	\$150,047
Total Businesses	13,949	43,091	78,367
Total Employees	167,281	529,413	1,009,823

* Population Growth 2010-2024: 9.1%



Ashleigh Drive



For More Information, Please Contact:

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 7 Eagle Square, Concord, NH 03301-4980
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BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
		Cushman & Wakefield of NH 012561	
Provided by: Name & License #	Date	(Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form			
(Licensees Initials)			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.