

GRANITE WOODS

HOOKSETT, NEW HAMPSHIRE

±500,000 SF



EXIT
11

HACKETT HILL ROAD

**60 ACRES
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

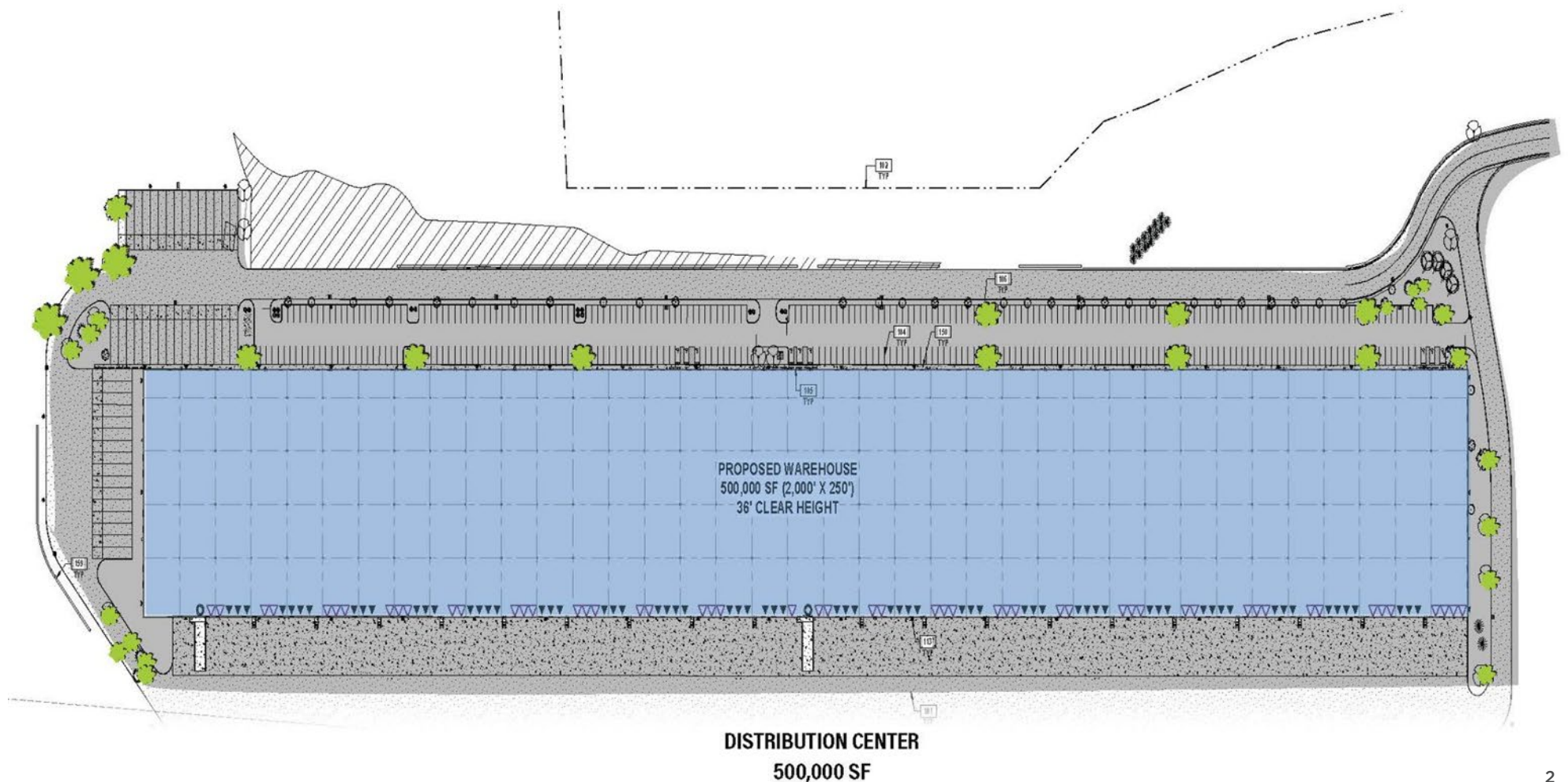
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Pad ready, with infrastructure in place, fully entitled and ready to build immediately, Granite Woods Commerce Center offers up to 500,000 square feet with great highway access, visibility, nearly a half mile of frontage on I-93 and immediate access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



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Building Size	± 500,000 SF (To suit)
Acreage	60
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



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)



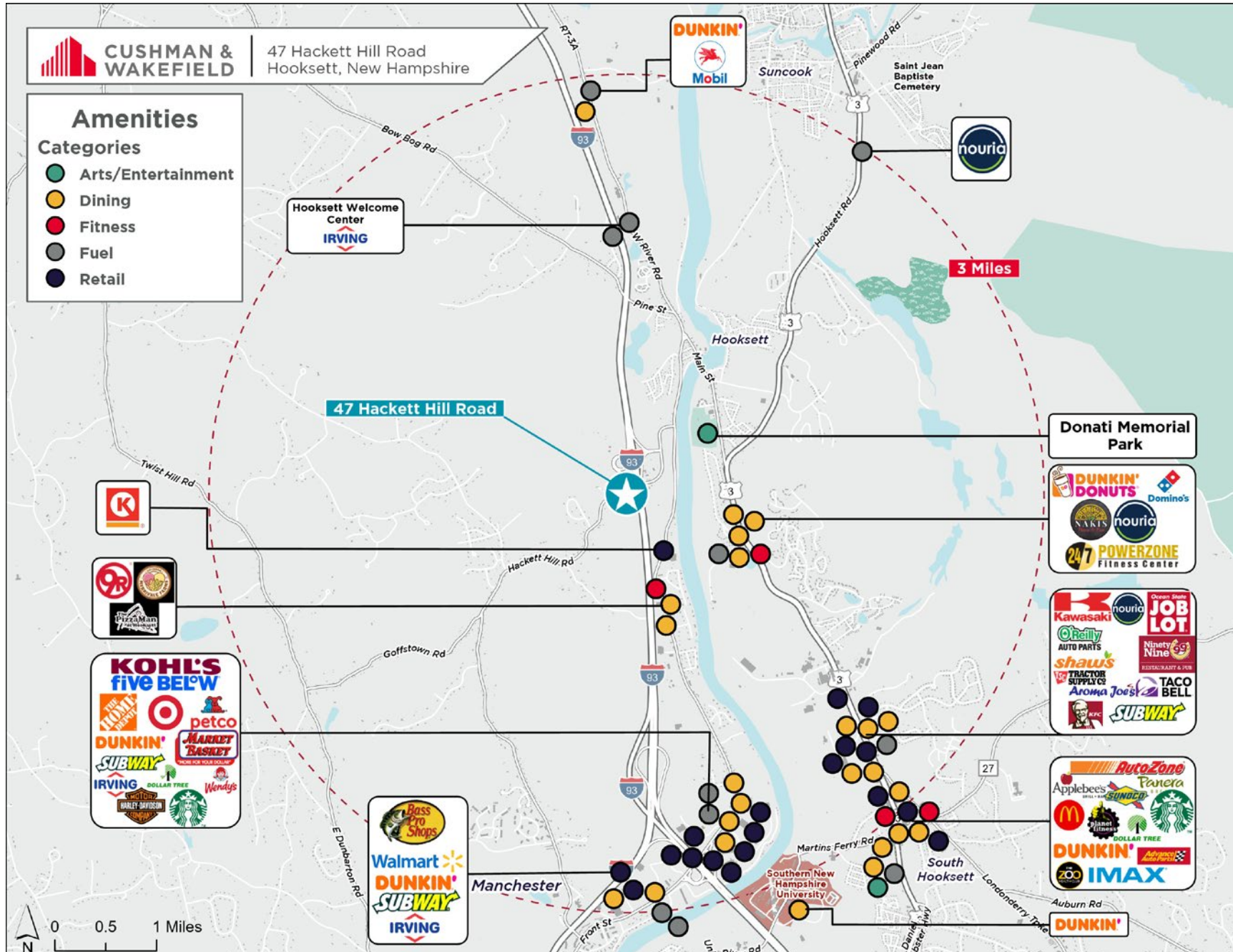
**Best State
Overall**
(U.S. News & World
Report, 2025)



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

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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

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