

51 HARVEY ROAD

LONDONDERRY, NEW HAMPSHIRE



**+/- 22,250 SF WAREHOUSE
8-UNIT CONTRACTOR BAY**

**91% OCCUPANCY WITH 3-YEAR SLB
OWNER USER/INVESTOR OPPORTUNITY**

Marcus & Millichap
LESSA EDENKRANS GROUP

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EXECUTIVE SUMMARY

Marcus & Millichap





THE OFFERING

MARCUS & MILLICHAP IS PLEASED TO PRESENT 51 HARVEY ROAD IN LONDONDERRY, NEW HAMPSHIRE FOR SALE. THIS MULTI-UNIT INDUSTRIAL BUILDING OFFERS 22,250 SQUARE FEET ACROSS EIGHT UNITS ON 2.09 ACRES, ZONED INDUSTRIAL II AND FEATURING HEAVY THREE-PHASE POWER, PRIVATE DOCK AND DRIVE-IN ACCESS ON MOST UNITS, AND 18-FOOT CLEAR HEIGHTS IN THE LARGER WAREHOUSE BAYS. THE PROPERTY IS CURRENTLY FULLY OCCUPIED BY A MIX OF LONG-TERM AND MONTH-TO-MONTH TENANTS, PROVIDING IMMEDIATE IN-PLACE CASH FLOW TO AN INVESTOR, OR A CLEAR PATH TO OWNER-OCCUPANCY AS LEASES ROLL. OWNERSHIP IS ALSO WILLING TO STRUCTURE A THREE-YEAR SALE-LEASEBACK FOR A BUYER WHO PREFERS IN-PLACE CASH FLOW BEFORE TRANSITION.

LOCATED WITHIN THE MANCHESTER-BOSTON REGIONAL AIRPORT INDUSTRIAL CORRIDOR AND ACCESSIBLE VIA I-293 EXITS 1 AND 2 WITH DIRECT CONNECTIVITY TO I-93 AND ROUTE 28, 51 HARVEY ROAD SITS WITHIN ONE OF SOUTHERN NEW HAMPSHIRE'S MOST ACTIVE INDUSTRIAL SUBMARKETS. THE BUILDING'S FLEXIBLE UNIT CONFIGURATION, SERVES BOTH SINGLE-USER OCCUPIERS AND MULTI-TENANT INVESTORS. PUBLIC WATER AND SEWER, AMPLE SURFACE PARKING ACROSS TWO DEDICATED LOTS, AND LED LIGHTING THROUGHOUT POSITION THIS ASSET FOR IMMEDIATE USE WITHOUT MEANINGFUL CAPITAL OUTLAY.

OFFERING SUMMARY

PURCHASE PRICE	\$2,900,000
PRICE/SF	\$130.34 / SF
GROSS BUILDING AREA	22,250 SF (total, 8 units)
YEAR BUILT	1970s-1980s (varies by section)
CLEAR HEIGHT	~18' (larger units)
LOADING DOCKS / DRIVE-IN	(2) Docks / (2) Drive-in Doors
OCCUPANCY	91% — MTM + Long-Term Mix
NUMBER OF STORIES	2 (Two)
PARKING	54 (site plan) — more utilized

INVESTMENT HIGHLIGHTS

- LOCATED NEXT TO THE MANCHESTER-BOSTON REGIONAL AIRPORT | WITHIN THE FOREIGN TRADE ZONE
- MINIMAL EXPENDITURES REQUIRED | MODERN HVAC, PLUMBING, FIRE, SPRINKLER AND ELECTRICAL SYSTEMS
- EASILY ACCESSIBLE VIA I-293, EXITS 1 AND 2, AND JUST MINUTES FROM I-93 AND ROUTE 3
- 22,250 SF | 8 CONTRACTOR BAY UNITS | DOCK AND DRIVE-IN ACCESS | 18-FOOT CLEAR HEIGHT
- FLEXIBLE OWNERSHIP STRUCTURE | INVESTOR OR OWNER-USER | SALE-LEASEBACK AVAILABLE



\$2,900,000
PURCHASE PRICE



91%
OCCUPANCY



\$130.34/SF
PRICE/SF



22,250 SF
BUILDING AREA



18' FEET
CLEAR HEIGHT



1980
YEAR BUILT

PROPERTY SPECIFICATIONS

GENERAL

GROSS BUILDING AREA	22,250 SF
TOTAL WAREHOUSE SF	14,350 SF
TOTAL OFFICE SF	7,900 SF
YEAR BUILT	1970s–1980s (varies)
ZONING	Industrial II (IND-II)
CLEAR HEIGHT	~18' (larger units) — varies
ROOF TYPE/AGE	Metal and Membrane
PARKING SPOTS	54 (site plan)
CONSTRUCTION TYPE	Metal / Brick and Metal Exterior; Steel Frame
FLOOR SLAB THICKNESS	N/A
STORIES / FLOORS	2 (Two)
ANNUAL RE TAXES (2026)	N/A (2025)

TRUCK LOADING

LOADING DOCKS	(2) Two - Units A and B (standard docks); Units G and H (double-door docks)
DRIVE-IN DOORS	(2) Two - Unit C (~10') and Unit H (~12')

MECHANICAL

HVAC	Propane / Central systems in most units; Central AC in office areas of most units
ELECTRICAL	3-Phase high capacity building-wide. Unit C: 480Y/277V, 3-phase, 4-wire, 800A (warehouse)
SPRINKLER	None
LIGHTING	Various - most units converted to LED

UTILITIES

WATER/SEWER	Municipal Water & Sewer
GAS	Propane (Separately Metered)
ELECTRIC	Eversource

BUILDING OVERVIEW

22,250 SF TOTAL
GBA

54 PARKING
SPOTS

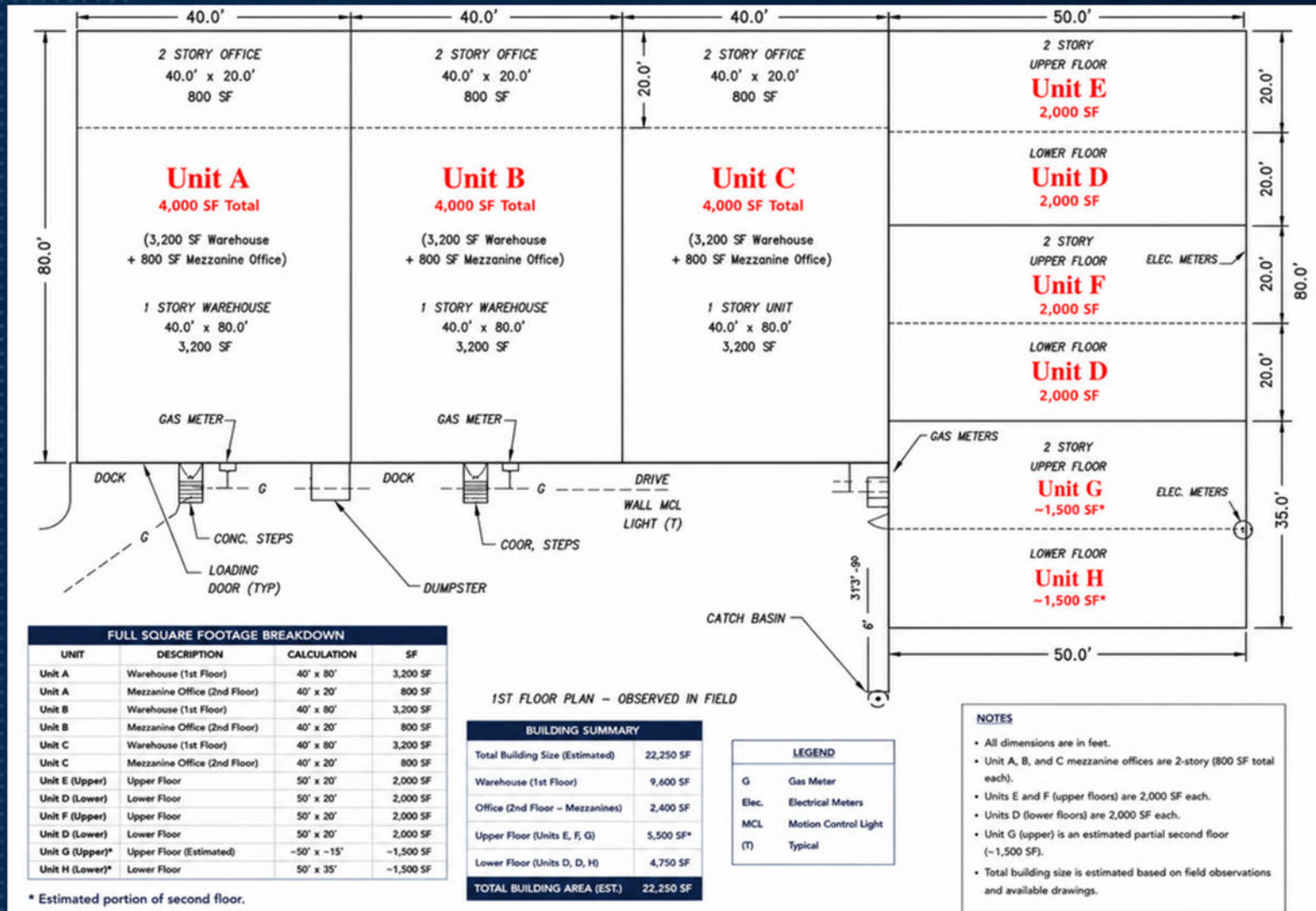
18' CLEAR
HEIGHT

2 DRIVE-IN
DOOR

2 LOADING
DOCK



FLOOR PLAN

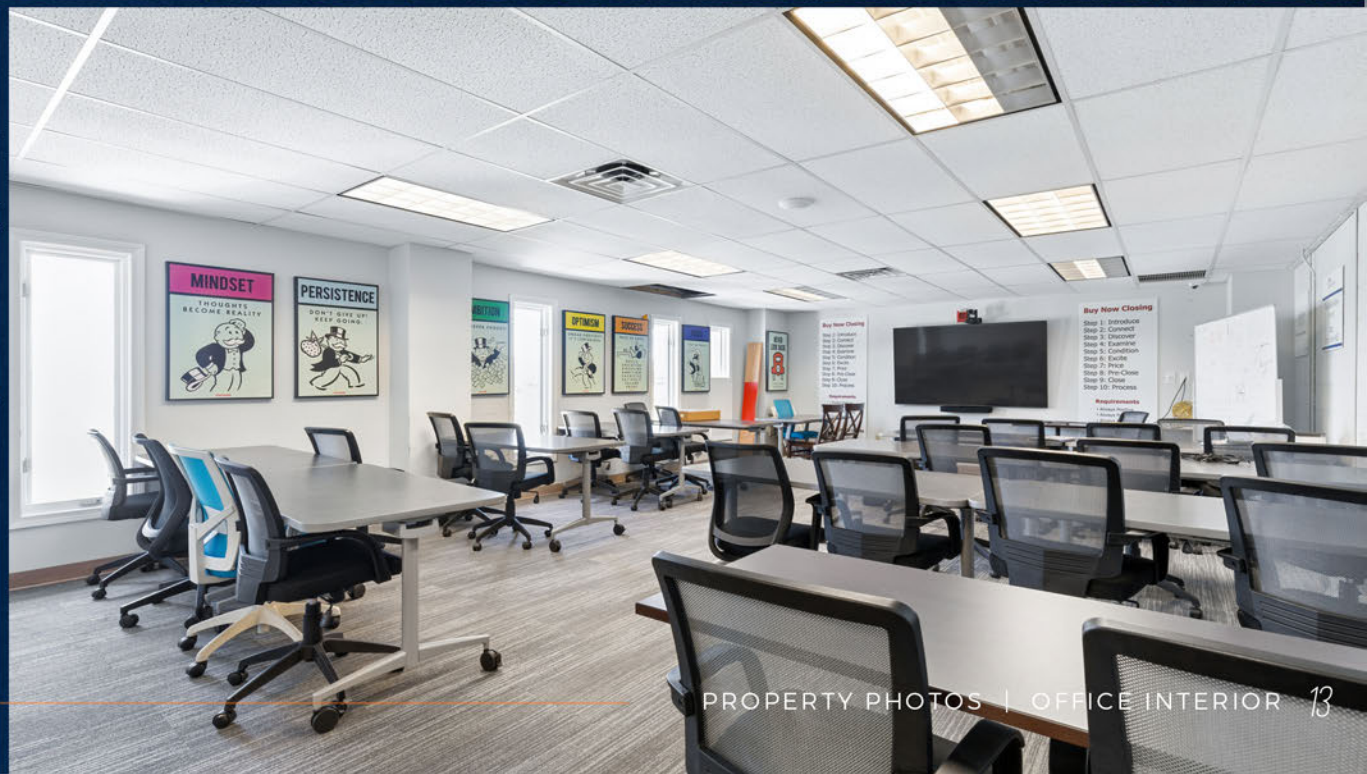




PROPERTY **PHOTOS**

Marcus & Millichap

OFFICE INTERIOR



WAREHOUSE INTERIOR





PROPERTY **LOCATION**

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CORPORATE NEIGHBORS



F.W. WEBB
COMPANY



Northeast 3PL



new balance



51 HARVEY
ROAD



Manchester-Boston
REGIONAL AIRPORT

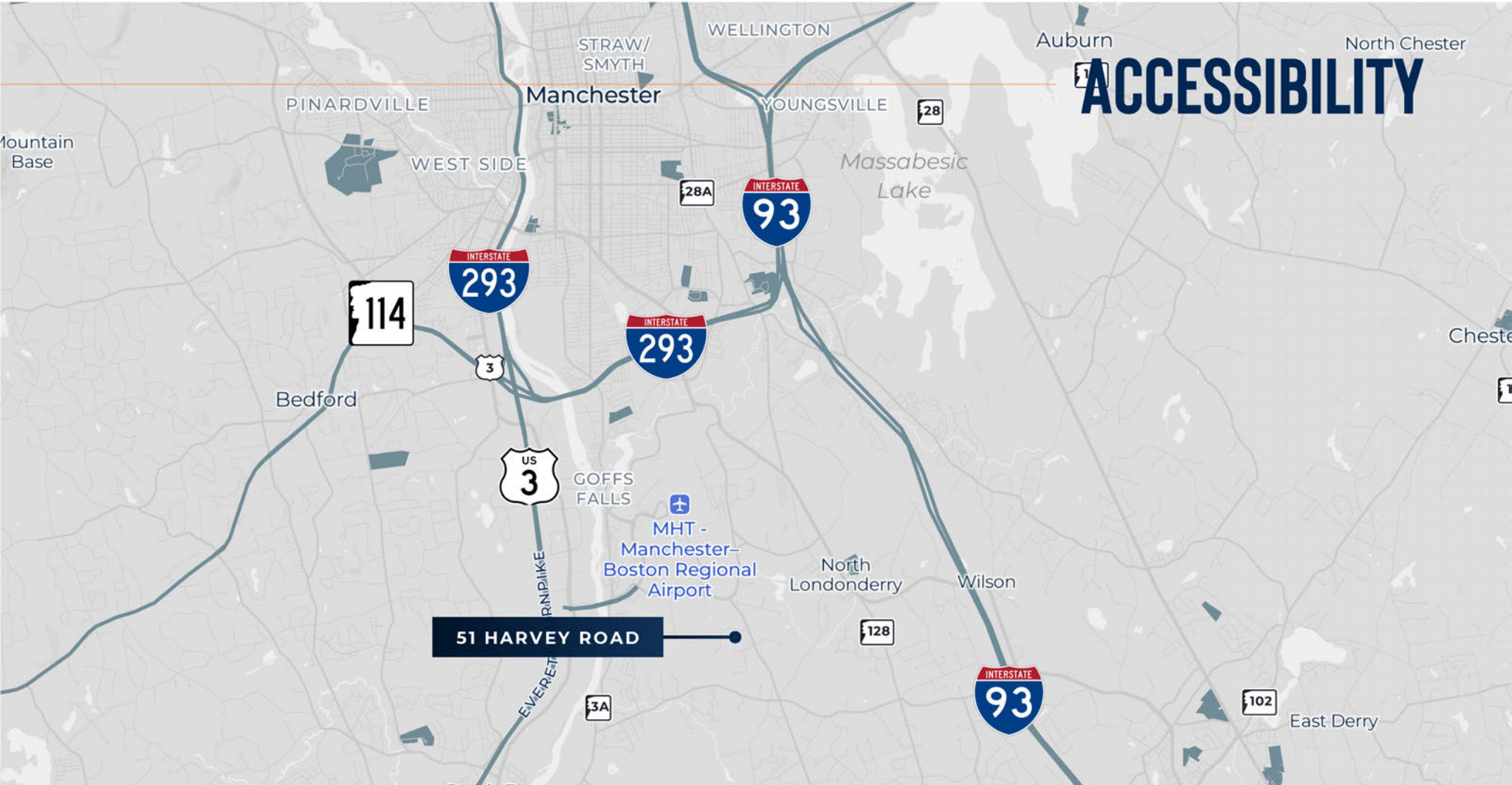


Fresh From Farm To Tablet™



The City of
Manchester, NH

ACCESSIBILITY



DRIVE TIMES



4 MINUTES



7 MINUTES



9 MINUTES



10 MINUTES

A detailed regional map of the New England area, including parts of New Hampshire, Massachusetts, Connecticut, and Rhode Island. The map shows major highways (Interstates, State Routes) and city locations. A dark blue box with the text "51 HARVEY ROAD" is placed over Derry, New Hampshire, with a line pointing to its location. The map also shows the state boundaries and major cities like Boston, Providence, Hartford, and Albany. The text "REGIONAL MAP" is overlaid in the top left corner.

PROVIDENCE
100 MILES
HARTFORD
122 MILES

LONDONDERRY, NH DEMOGRAPHICS

12,840



LONDONDERRY
POPULATION IN
2026

2.10%



1-YEAR
EMPLOYMENT
GROWTH

6,950



EMPLOYED
POPULATION

\$468,900



MEDIAN
PROPERTY
VALUE IN
LONDONDERRY

\$121,389



MEDIAN
HOUSEHOLD
INCOME

3.40%



MEDIAN
HOUSE HOLD
INCOME YOY
GROWTH

79.80%



HOME
OWNERSHIP
RATE

1,120



REGISTERED
BUSINESS IN
LONDONDERRY

42.90



LONDONDERRY
MEDIAN AGE



51 HARVEY ROAD

LONDONDERRY, NEW HAMPSHIRE

CAPITAL MARKETS

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