

9 DELTA DRIVE #B2

LONDONDERRY, NEW HAMPSHIRE



+/- 7,519 SF WAREHOUSE

OWNER USER/INVESTOR OPPORTUNITY

Marcus & Millichap

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Marcus & Millichap

EXCLUSIVELY OFFERED BY:

HARRISON KLEIN

MANAGING DIRECTOR INVESTMENTS

TEL: 617.896.7237 | CELL: 305.401.4549

LUIGI.LESSA@MARCUSMILLICHAP.COM

LUIGI LESSA

DIRECTOR INVESTMENTS

TEL: 617.896.7216 | CELL: 561.301.0988

LUIGI.LESSA@MARCUSMILLICHAP.COM

MATTIAS EDENKRANS

ASSOCIATE INVESTMENTS

TEL: 617.896.7218 | CELL: 214.907.8227

MATTIAS.EDENKRANS@MARCUSMILLICHAP.COM

THOMAS SHIHADDEH

BROKER OF RECORD

MANAGING DIRECTOR, MARKET LEADER

TEL: 617.896.7250 | LICENSE: 10301217090

THOMAS.SHIHADDEH@MARCUSMILLICHAP.COM

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TABLE OF CONTENTS

EXECUTIVE
SUMMARY

06

INVESTMENT
FINACIALS

17

PROPERTY
DETAILS

10

TENANT
SUMMARY

21

PROPERTY
PHOTOS

14

PROPERTY
LOCATION

24

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EXECUTIVE SUMMARY

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THE OFFERING

MARCUS & MILLICHAP IS PLEASED TO PRESENT 9 DELTA DRIVE, UNIT B2 IN LONDONDERRY, NEW HAMPSHIRE FOR SALE. THIS INDUSTRIAL CONDO OFFERS APPROXIMATELY 7,519 SQUARE FEET OF FUNCTIONAL SPACE AND IS WELL-SUITED FOR A WIDE RANGE OF INDUSTRIAL, CONTRACTOR, SERVICE, OR FLEX USERS. THE PROPERTY FEATURES ONE LOADING DOCK AND ONE DRIVE-IN DOOR, PROVIDING EFFICIENT LOADING CAPABILITIES AND CONVENIENT ACCESS.

SITUATED MINUTES FROM THE MANCHESTER-BOSTON REGIONAL AIRPORT AND JUST MINUTES FROM I-93 AND ROUTE 3, THE ASSET BENEFITS FROM AN EXCELLENT AIRPORT-AREA LOCATION WITH STRONG CONNECTIVITY TO THE BROADER HIGHWAY SYSTEM, SUPPORTING EASY REGIONAL ACCESS THROUGHOUT SOUTHERN NEW HAMPSHIRE AND GREATER NEW ENGLAND.

OFFERING SUMMARY

PURCHASE PRICE	\$1,350,000
PRICE/SF	\$179.54/SF
GROSS BUILDING AREA	+/- 7,519 SF
YEAR BUILT	1987
CLEAR HEIGHT	18'
LOADING DOCKS / DRIVE-IN	(1) ONE / (1) ONE
OCCUPANCY	12 MONTHS
NUMBER OF STORIES	(1) ONE
PARKING	25 SURFACE

INVESTMENT HIGHLIGHTS

- LOCATED NEXT TO THE MANCHESTER-BOSTON REGIONAL AIRPORT | WITHIN THE FOREIGN TRADE ZONE
- NO CAPITAL 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
- 7,519 SF WAREHOUSE + OFFICE COMBINATION | IDEAL FOR STORAGE, DISTRIBUTION, & PRODUCTION
- EXCELLENT OWNER-USER OPPORTUNITY | SHORT-TERM LEASE WITH STRONG IN-PLACE CASH FLOW



\$1,350,000
PURCHASE PRICE



WITHIN 12 MO
OCCUPANCY



\$179.54/SF
PRICE/SF



7,519 SF
BUILDING AREA



18' FEET
CLEAR HEIGHT



1987
YEAR BUILT

BUILDING OVERVIEW

18' CLEAR
HEIGHT

7,519 SF TOTAL
GBA

25 PARKING
SPOTS

1 DRIVE-IN
DOOR

1 LOADING
DOCK

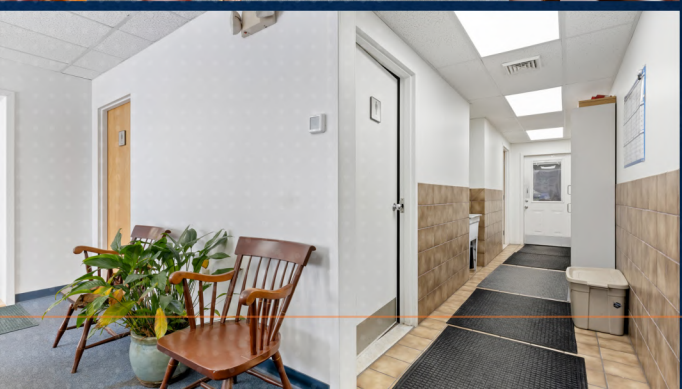




PROPERTY **PHOTOS**

Marcus & Millichap

OFFICE INTERIOR





WAREHOUSE INTERIOR





PROPERTY **LOCATION**

Marcus & Millichap

CORPORATE NEIGHBORS



F.W. WEBB
COMPANY



Northeast 3PL



new balance



Manchester-Boston
REGIONAL AIRPORT



The City of
Manchester, NH

ACCESSIBILITY



DRIVE TIMES



4 MINUTES



7 MINUTES



9 MINUTES



10 MINUTES

REGIONAL MAP

9 DELTA DRIVE #B2

The map displays the New England region, highlighting the states of New Hampshire, Massachusetts, Connecticut, and Rhode Island. Major cities such as Albany, New York; Springfield, Massachusetts; Hartford, Connecticut; and Providence, Rhode Island are labeled. A network of interstate and state highways is shown. A red dot in the northern part of New Hampshire, near the border with Massachusetts, marks the location of 9 Delta Drive #B2. A red line and box highlight the specific area around this location.

A regional map of the Northeast United States, specifically focusing on New Hampshire, Massachusetts, Connecticut, and Rhode Island. The map shows major highways (Interstates and State Routes) and various cities. A red dot is placed in Derry, New Hampshire, with a label '9 DELTA DRIVE #B2' pointing to it. The map also shows the location of 9 Delta Drive #B2 in Derry, New Hampshire, which is the subject of the document. The map includes labels for major cities like Albany, New York; Boston, Massachusetts; Hartford, Connecticut; and Providence, Rhode Island. It also shows the location of 9 Delta Drive #B2 in Derry, New Hampshire, which is the subject of the document.

TRAVEL DISTANCES	BOSTON 51 MILES	MANCHESTER 12 MILES	WORCESTER 68 MILES	PROVIDENCE 100 MILES
	WOBURN 38 MILES	NASHUA 20 MILES	SPRINGFIELD 109 MILES	HARTFORD 122 MILES

TRAVEL DISTANCES	BOSTON	MANCHESTER	WORCESTER	PROVIDENCE
	51 MILES	12 MILES	68 MILES	100 MILES
	WOBURN	NASHUA	SPRINGFIELD	HARTFORD
	38 MILES	20 MILES	109 MILES	122 MILES

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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



BOSTON-NORTH INDUSTRIAL OVERVIEW

THIS INDUSTRIAL PROPERTY OFFERS A STEADY INCOME STREAM, A STRONG LOCATION, AND ROOM FOR LONG-TERM GROWTH. THE BUILDING'S MODERN LAYOUT, RELIABLE INFRASTRUCTURE, AND FLEXIBLE FLOOR PLAN SUPPORT A WIDE RANGE OF USERS, MAKING IT A STABLE CHOICE FOR INVESTORS SEEKING DURABLE PERFORMANCE. NEARBY TRANSPORT ROUTES ADD EFFICIENCY FOR DISTRIBUTION AND MANUFACTURING, WHILE THE CLEAN SITE AND WELL-KEPT GROUNDS STRENGTHEN LONG-TERM VALUE.

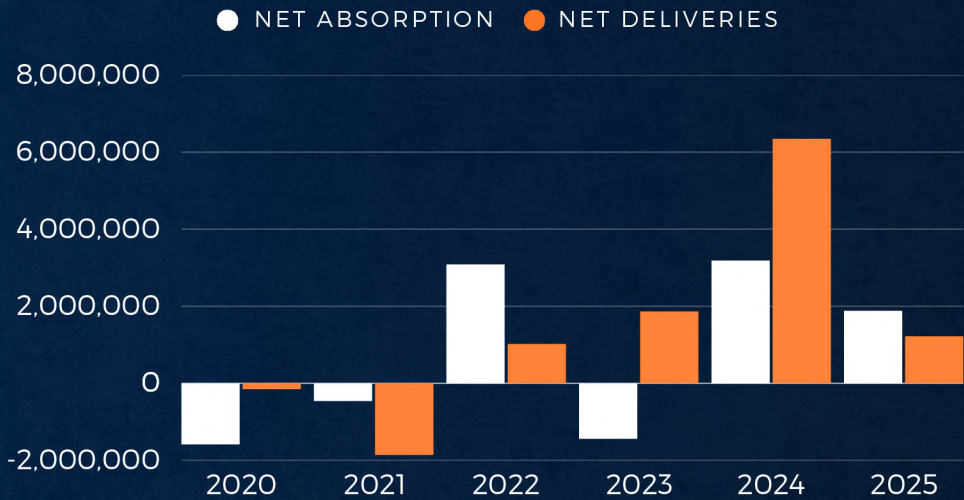
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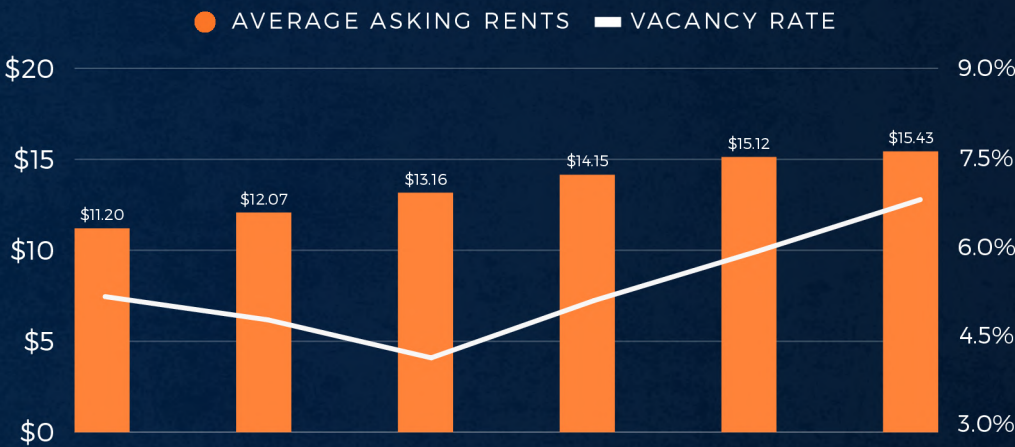
BOSTON INDUSTRIAL FUNDAMENTALS (2025)

EXISTING SUPPLY	251,000,000 SF
YTD NET ABSORPTION	(1,909,243) SF
SUPPLY UNDER CONSTRUCTION	2,252,704 SF
YTD DELIVERIES	1,533,585 SF
VACANY RATE	7.30%
AVERAGE ASKING RENT PSF	\$15.43 NNN
36-MONTH MARKET RENT GROWTH	19.89%

SUPPLY & DEMAND



AVERAGE ASKING RENTS & VACANCY



9 DELTA DRIVE #B2

LONDONDERRY, NEW HAMPSHIRE

CAPITAL MARKETS

HARRISON KLEIN

MANAGING DIRECTOR INVESTMENTS
TEL: 617.896.7237 | CELL: 305.401.4549
HARRISON.KLEIN@MARCUSMILlichAP.COM

LUIGI LESSA

DIRECTOR INVESTMENTS
TEL: 617.896.7216 | CELL: 561.301.0988
LUIGI.LESSA@MARCUSMILlichAP.COM

MATTIAS EDENKRANS

ASSOCIATE INVESTMENTS
TEL: 617.896.7218 | CELL: 214.907.8227
MATTIAS.EDENKRAS@MARCUSMILlichAP.COM

DEBT & STRUCTURED FINANCE

ROBERT DAMIGELLA

DIRECTOR INVESTMENTS
TEL: 617.896.7216 | CELL: 561.301.0988
LUIGI.LESSA@MARCUSMILlichAP.COM

NOAH SHOUP

ASSOCIATE INVESTMENTS
TEL: 617.896.7218 | CELL: 214.907.8227
MATTIAS.EDENKRAS@MARCUSMILlichAP.COM

MARCUS & MILlichAP | 100 HIGH STREET #1025 BOSTON, MA 02110 | WWW.MARCUSMILlichAP.COM

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