



Colliers

6 Kitty Hawk Landing, Londonderry, NH

For Sale MHT Area Office & Development Site

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Specifications



Quick access
to & from I-93,
Exit 5



High end
finishes
throughout



Adjacent to
a pond &
walking trail



Located in the
MHT Airport
area

Specifications

Address:	6 Kitty Hawk Landing
Location:	Londonderry, NH 03053
Building Type:	Office
Year Built:	2013
Total Building SF:	33,110±
Floors:	3
Acreage:	15.57±
Utilities:	Municipal water & sewer HVAC; forced hot air
Zoning:	IND-1
Parking:	Ample on-site
Sprinklers:	Wet system
Elevator:	Yes
2025 Taxes:	\$71,354
Accessibility:	Excellent access to I-93 or the Everett Turnpike via the airport access road
List Price:	\$9,500,000



For Sale



Property Highlights

- 15-acre hilltop site with stunning views includes an existing high-image office/flex building, a pond with a walkway, and additional land for further development
- 33,110± SF office/flex building features 2 floors of professionally finished office space and a basement warehouse that includes 2 loading docks and a drive-in door; expansive ribbon windows wrap the building perimeter, providing abundant natural light and highlight the great views
- Extensive site work is complete, leaving a development-ready pad site with the potential to accommodate a 50,000± SF industrial facility or another 80,000± SF of office, per conceptual plans
- Eligible for Foreign Trade Zone designation, offering potential benefits for manufacturing, distribution, and international trade users
- The site abuts The Village on Technology Hill, a new planned unit development with 440 apartments and over 350,000± SF of commercial and industrial space
- Excellent access to I-93, Exit 5, and bustling South Willow Street, home to a wide variety of retail, dining, hospitality, and service amenities