



SPERRY
COMMERCIAL REALTY ASSOCIATES

FOR SALE

3 AKIRA WAY
LONDONDERRY, NH 03053

Brand-New 5-Unit Contractor Bay Building



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Property Summary



OFFERING SUMMARY

Sale Price:	\$2,100,000
Lot Size:	1.29 Acres
Building Size:	7,500 SF
Configuration:	5 Fully Demised Contactor Bay Units
Parking:	27 Spaces
Zoning:	Industrial 2
Construction:	New Building

PROPERTY DESCRIPTION

Now available: a brand-new, 7,500 SF contractor bay building in Londonderry, NH, fully demised into five self-contained units designed specifically for tradespeople, contractors, and light-industrial owner-users. Each unit is a turnkey combination of office and warehouse space, built with the power, clearance, and drive-in access today's contractors need — and every unit still has room to grow with an optional second-floor mezzanine.

Situated on 1.29 acres with 27 parking spaces and zoned Industrial 2 (I-2), this is a rare chance to own new construction in one of Southern New Hampshire's most active industrial corridors.

Per-Unit Layout



EACH OF THE FIVE UNITS INCLUDE

- 20' x 25' office space
- 40' x 25' warehouse space
- 20' clear ceiling height
- 14' x 14' drive-in door
- 3-phase, 200-amp electrical panel
- ADA-compliant bathroom
- Mini-split heating and cooling in the office area
- Large overhead fan in the warehouse
- LED lighting throughout
- Floor drain with grease trap separator
- Metered natural gas
- Option to add a 19' x 23' second-floor mezzanine



Building Wide Features



- Fully sprinklered
- Connected to city water and sewer
- New construction throughout



Ideal For



Contractors, tradespeople, and light-industrial businesses seeking modern, move-in-ready bay space with heavy power, drive-in access, and expansion potential — as owner-users or as an investment in a fully leasable multi-tenant asset.

Contact Dave Tanguay, Sperry Commercial Realty Associates, for a private showing or additional property details.