

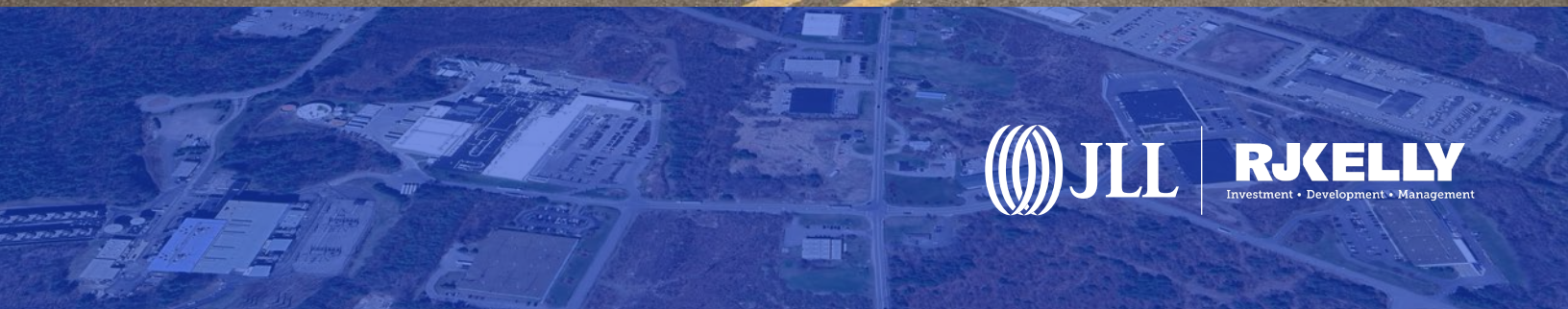
**5 AVIATION
PARK
DRIVE**

FOR LEASE

DISTRIBUTION / WAREHOUSE BUILDING

42,000 SF

NEW CONSTRUCTION



JLL

RJKELLY
Investment • Development • Management

5 AVIATION PARK DRIVE



5 AVIATION PARK DRIVE is a 42,000 SF distribution/warehouse building for lease in Londonderry, NH. The property is situated directly adjacent to the Manchester-Boston Regional Airport and less than 2 miles from the F.E. Everett Turnpike and Interstates 293 and 93, providing easy access to major highways leading to points North, South, East and West.

BUILDING SPECIFICATIONS

Building Size	42,000 SF
Office Space	7,500 SF
Clear Height	32' Clear Height
Loading	8 Tailboard Docks
Parking	30 Parking Spaces
Column Spacing	50' x 50' (typical)
Power	1,200A, 277/480V
Building Depth	175' x 240' (exterior face dims.)
Sprinklers	ESFR Sprinklers

HVAC	Through wall units for heating warehouse w/option for ceiling fans, heating & cooling at office area
Lighting	Standard LED lighting throughout
Floor (Warehouse)	Sealed concrete, 6" slab thickness
Utilities	
Water:	Municipal - Manchester Water
Sewer:	Municipal - Town of Londonderry
Gas:	Liberty Utilities
Electric:	Eversource

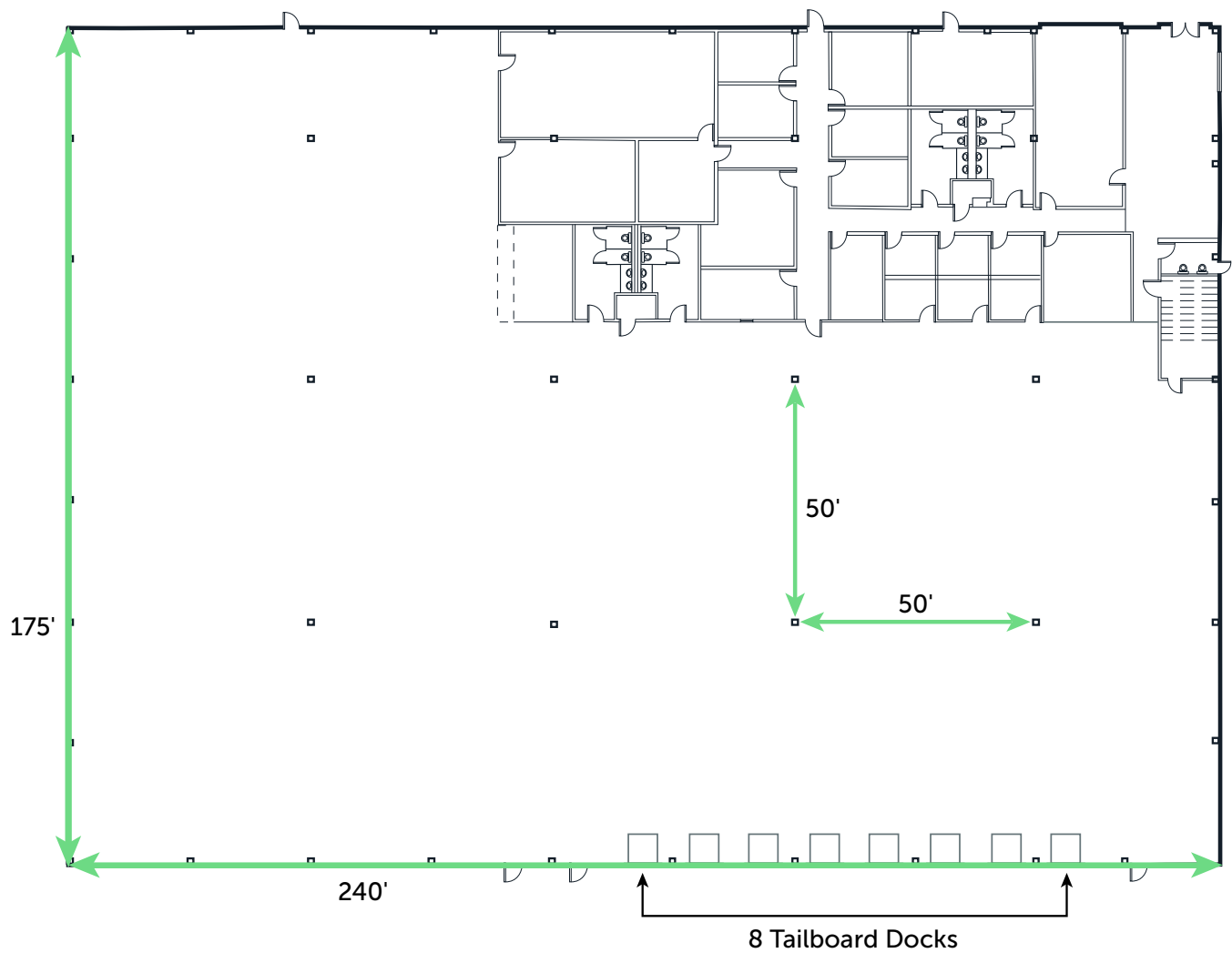


FOR LEASE

DISTRIBUTION/WAREHOUSE BUILDING

FLOOR PLAN

42,000 SF



STRATEGICALLY LOCATED



DRIVE DISTANCES

	Manchester-Boston Regional Airport	2.7 Miles
	Manchester, NH	8 Miles
	Boston, MA	48 Miles
	Portsmouth, NH	52 Miles
	Providence, RI	97 Miles
	Portland, ME	102 Miles
	Hartford, CT	129 Miles

FOR MORE INFORMATION, PLEASE CONTACT THE LEASING TEAM:

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