

5 WENTWORTH DRIVE

HUDSON, NEW HAMPSHIRE

36,622 SF Industrial Space



ERZ Tax Credits Available

ABOUT THE PROPERTY

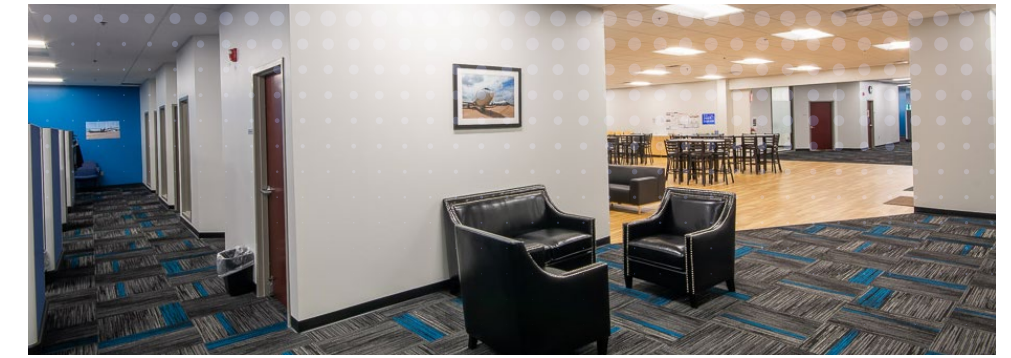
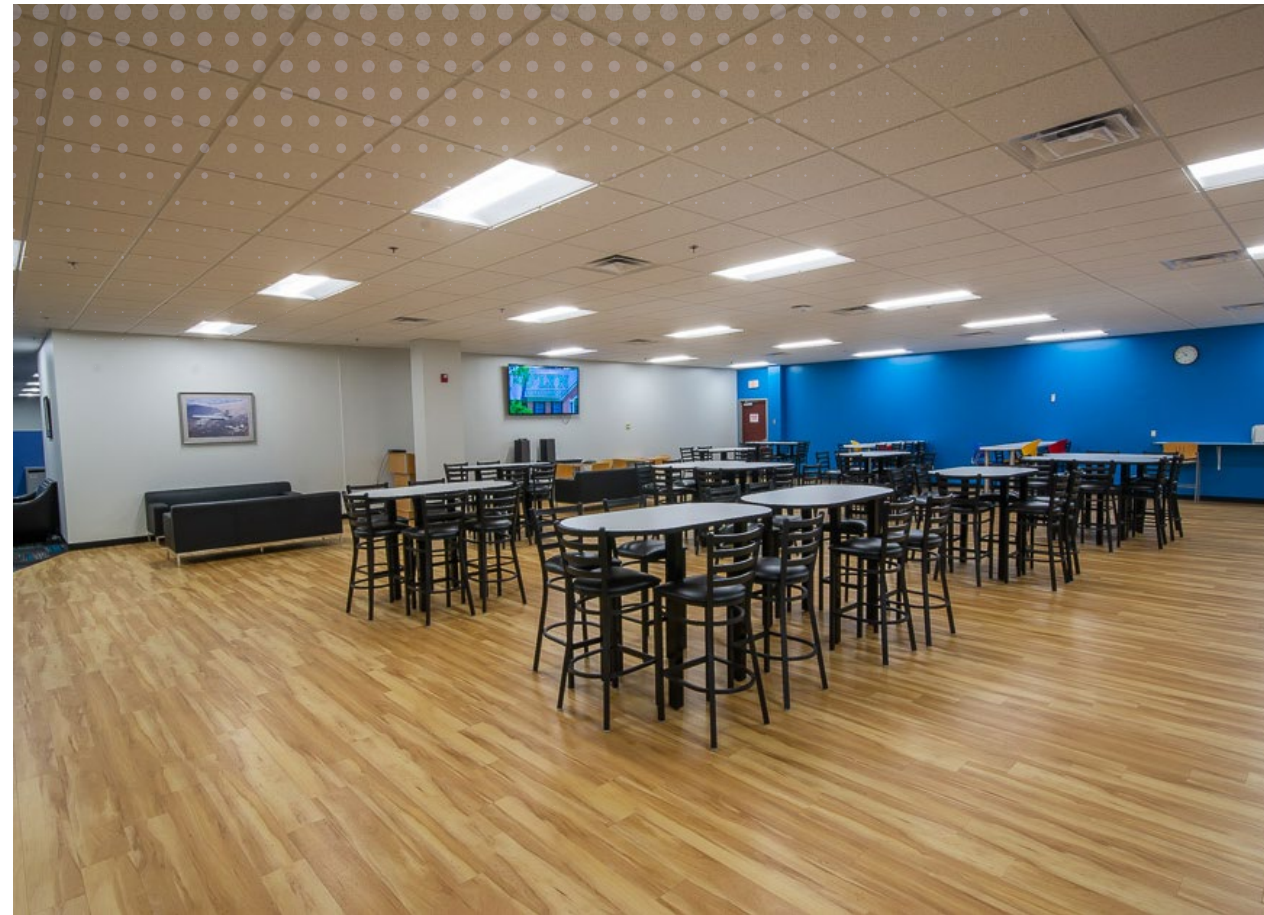
5 Wentworth Drive is a 143,733 SF, single-story building located off Exit 2 of Route 3 in Hudson, New Hampshire, less than four miles from the Massachusetts border. The property features 20' clear height throughout and is well suited for manufacturing, warehouse or office use.

Situated on 14+ industrially zoned acres overlooking the Merrimack River, 5 Wentworth is located in the highly desirable Sagamore Industrial Park, a designated Economic Revitalization Zone. The available space was custom built in 2018 and features a mix of open space, offices, conference rooms, cafeteria, energy efficient lighting and two secured/controlled rooms totaling approximately 2,400 SF, designed by Ebbrell Architecture + Design.

Owned and managed by Lincoln Properties, all or a portion of the space could be converted back to 20' clear air-conditioned warehouse or manufacturing space.

SPACE VS. PROPERTY

- Fully air-conditioned 20' clear height throughout
- Two secured/controlled rooms totaling approximately 2,400 SF designed by Ebbrell Architecture + Design
- Located in Economic Revitalization Zone (ERZ) with tax credits available
- Well located off Exit 2 of Route 3, only 3.7 miles from the Massachusetts border
- Draws from NH & MA labor markets
- Prime area with a variety of food, financial and retail services



BUILDING SPECIFICATIONS

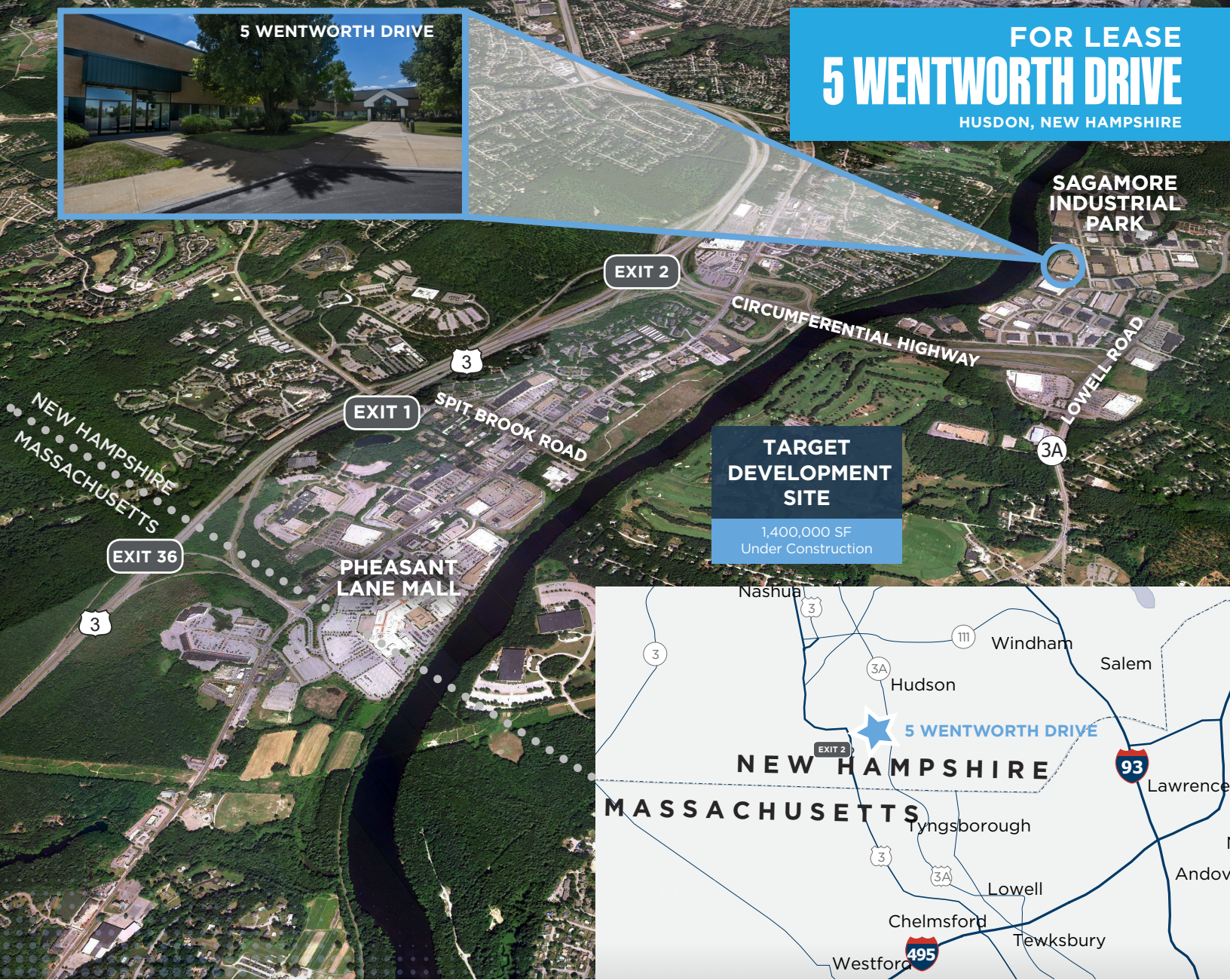
BUILDING SIZE	143,733 SF
AVAILABLE	36,622 SF - Available June 2025
YEAR BUILT	1988 and 2000
SITE SIZE	14.04 acres
ZONING	Industrial
ROOF	Rubber membrane
CONSTRUCTION	Steel frame with split-face block and insulated ribbon windows
COLUMN SPACING	30' x 40'
CLEAR HEIGHT	20' clear (22' to the deck)
LOADING	Access to common tailboard height docks with levelers
SPRINKLERS	100% wet sprinklered
UTILITIES	Water/Sewer: Town of Hudson Natural Gas: Energy North Electric: Eversource Energy
POWER	2,000 amps, 480/277 volts, three-phase
HVAC	Natural gas heat, 100% air-conditioned throughout
GENERATOR	56.2 KVA generator that runs the building's life safety systems
PARKING	256 paved spaces



5 WENTWORTH DRIVE

FOR LEASE 5 WENTWORTH DRIVE

HUDSON, NEW HAMPSHIRE



**TARGET
DEVELOPMENT
SITE**

1,400,000 SF
Under Construction



Founded in Dallas, Texas in 1965, Lincoln employees more than 3,200 people in 35 offices worldwide and manages more than 510 million square feet of space. Lincoln consistently ranks among the top managers and top developer of office, industrial, retail and mixed-use properties in major global markets and is a leading, trusted advisor for occupiers across industries.

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