

AVAILABLE FOR SUBLEASE

6,953 SF







KEY FEATURES

- Located adjacent to the Manchester Boston Regional Airport in the Foreign Trade Zone (FTZ) and Economic Revitalization Zone (ERZ)
- Flexible floor plates and 30' x 40' column spacing accommodates both large and smaller tenants
- Excellent parking 800+ spaces provides a generous ratio of 5+ spaces per 1,000 RSF
- Excellent visibility and frontage on Perimeter Road
- Superior location with easy toll free access from Exits 1 and 2 off of I-293
- Heavy power and robust telecommunications infrastructure including fiber – approx. 6 miles from the Manchester Central Office
- Highly efficient space with a low 5.4% common area factor

- Approximately 3 miles to I-93 and Route 101 East / West
- Accessible via the Manchester Transit Authority bus route
- Quick access to the F.E. Everett Turnpike via the Airport Access Road
- A wide variety of area amenities including restaurants, retail services, financial institutions and the Mall of New Hampshire
- Adjacent to the Homewood Suites and SpringHill Suites Hotels with meeting facilities



SPECIFICATIONS

Property Address

Manchester Air Center 1050 Perimeter Road Manchester, New Hampshire

Building SF

145,675 SF

Available for Sublease 6,953 SF

Sublease Term

Through November 2034

Site

16.88 acres

Year Built/Renovated

1962 / 1994 / 2015

Floors

Single-story

Location/Access

Located in the Foreign Trade Zone at the Manchester • Boston Regional Airport, approximately 3 miles from I-293, the F.E. Everett

Turnpike and I-93.

Frontage

Approximately 1600 linear feet on Perimeter Road

Zoning

General Industrial / Industrial

Park

Water

City of Manchester - 10" main; 6" sprinkler service to the building;

6" domestic service to the

building

Sewer

Electricity

Natural Gas

Life Safety

HVAC

Loading

Parking

Construction

Clear Height

Column Spacing

Roof

Telecommunications

City of Manchester- 10" main; 6" service to the building

3700 amps, 480 volts, 3-phase,

Eversource

Wet sprinklered throughout

Gas-fired roof top units 6 tailboard height docks

2 drive-in doors

Liberty Utilities

800 spaces 5+ spaces /1,000 RSF

Steel frame, 5" concrete slab, brick and dryvit exterior

12' to the joist, 14' to underside of

deck, 16' clear in southeast corner

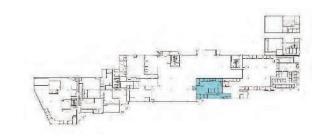
30' x 40'

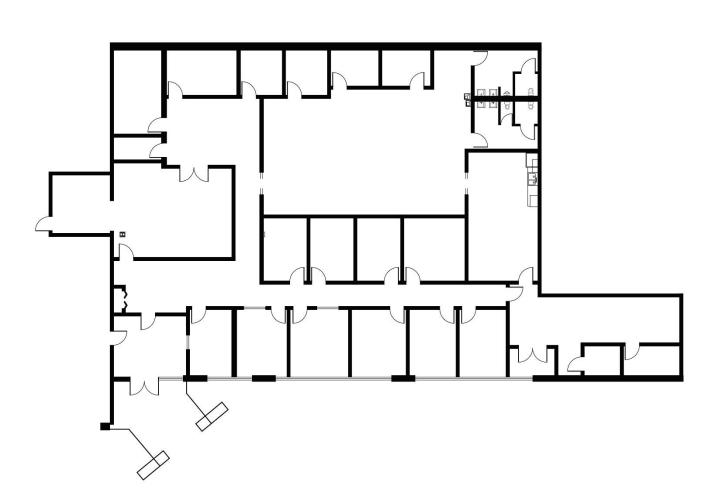
Steel deck with white EPDM roof replaced in 2016

Several providers including Fairpoint, significant fiber optics



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LOCATION



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