


MANCHESTER AIR CENTER
1050 PERIMETER ROAD
MANCHESTER, NEW HAMPSHIRE



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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	Sewer	City of Manchester- 10" main; 6" service to the building
Building SF	145,675 SF	Electricity	3700 amps, 480 volts, 3-phase, Eversource
Site	16.88 acres	Natural Gas	Liberty Utilities
Year Built/Renovated	1962 / 1994 / 2015	Life Safety	Wet sprinklered throughout
# Floors	Single-story	HVAC	Gas-fired roof top units
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.	Loading	6 tailboard height docks 2 drive-in doors
Frontage	Approximately 1600 linear feet on Perimeter Road	Parking	800 spaces 5+ spaces /1,000 RSF
Zoning	General Industrial / Industrial Park	Construction	Steel frame, 5" concrete slab, brick and dryvit exterior
Water	City of Manchester - 10" main; 6" sprinkler service to the building; 6" domestic service to the building	Clear Height	12' to the joist, 14' to underside of deck, 16' clear in southeast corner
		Column Spacing	30' x 40'
		Roof	Steel deck with white EPDM roof replaced in 2016
		Telecommunications	Several providers including Fairpoint, significant fiber optics

LOCATION



DRIVE TIMES

- Less than 1 mile to Raymond Wieczorek Drive, the airport access road
- 2.2 miles to I-293
- 3 miles to I-93, Route 101 West and F.E. Everett Turnpike
- Less than 6 miles to Route 101 East
- 20 miles to I-89
- 40 miles to I-95 / Hampton Tolls
- Less than 50 miles to Maine
- 51.4 miles to Logan International Airport

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