

OFFERING MEMORANDUM

3 Technology Drive

Londonderry, NH

70,964 SF | R&D BUILDING SALE | ROUTE 3/ROUTE 93 SUBMARKET

R&D BUILDING FOR SALE

3 Technology Drive

Londonderry, NH



Londonderry has established itself as one of Southern New Hampshire's most active and **desirable industrial/flex submarkets**, driven by its strategic location along I-93 and proximity to Manchester-Boston Regional Airport.

- **The Londonderry area** continues to attract a diverse mix of advanced manufacturing, logistics, and technology users seeking modern space with excellent highway access and a strong regional labor pool.
- **Recent investment** in infrastructure, including the expanded Exit 4A interchange, is further enhancing connectivity and supporting continued demand from both regional and national tenants.
- **Industrial/flex vacancy rates** remain historically low across Southern New Hampshire, with sustained rental growth reflecting limited new supply and consistent tenant demand.

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BUILDING PROFILE

Building Type	R&D/Industrial	Year Built	1998
Lot Size	10.02 Acres	Clear Height	Floor 1: 13' Floor 2: 10' - 22'
Zoning	I-2 (Heavy Industrial)	Submarket	Route 3/Route 93
Building Size	70,964 SF	Parking	2.97/1,000 SF
Stories	2	Timing	Available 1/1/2026
Loading Docks	4	Power	1,600 Amps

For More Information



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Main Floor Floor Plan

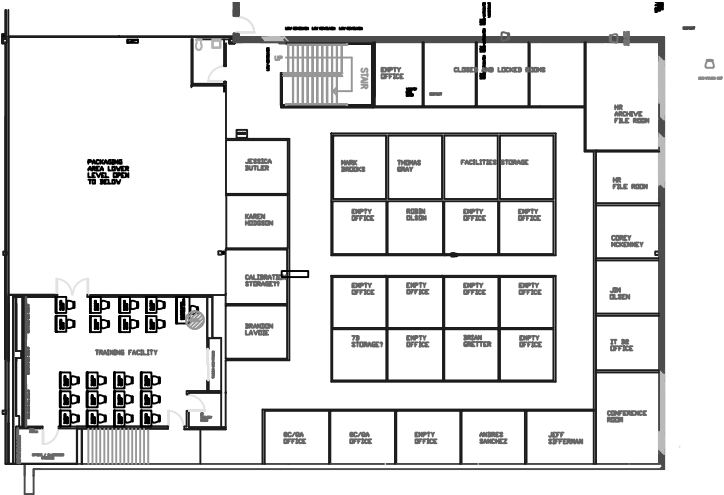


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Lower Level & Mezzanine Floor Plan



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Route 3/Route 93 Submarket

Location Overview



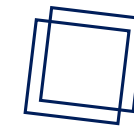
Route 3/Route 93

Flex Market
by the Numbers

3 Miles
to Manchester
Regional Airport

19 Miles
to MA Border

50 Miles
to Boston



7.6M SF

Total Market Size



\$12.00-\$16.00/SF

Average NNN Market Rent



6.5%

Total Vacancy Rate

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