

5 WENTWORTH DRIVE

HUDSON, NEW HAMPSHIRE

36,622 SF Industrial Space



ERZ Tax Credits Available



CUSHMAN &
WAKEFIELD

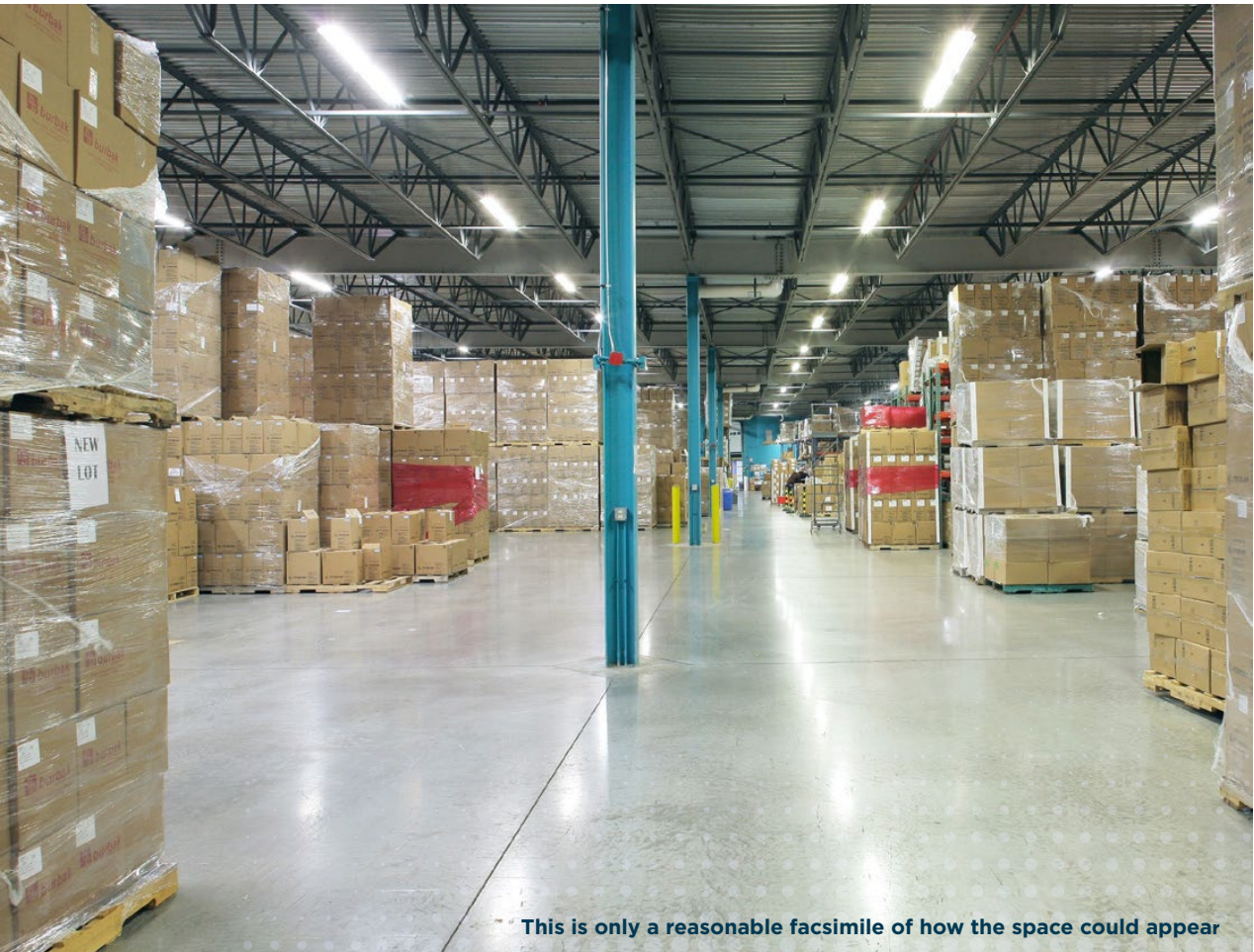
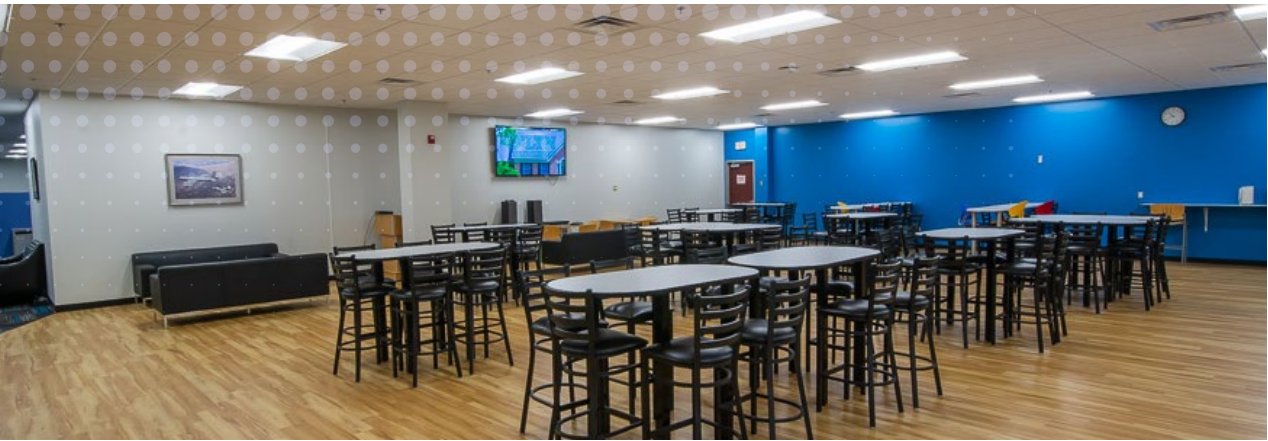
ABOUT THE PROPERTY

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.

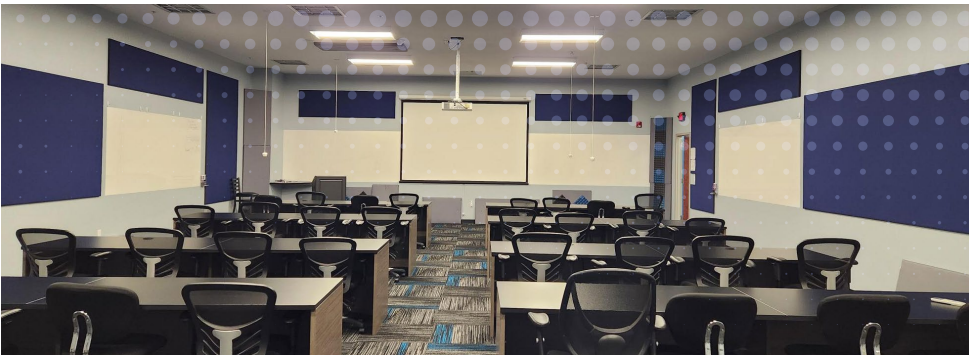
Situated on 14+ industrially zoned acres overlooking the Merrimack River, 5 Wentworth is located in the highly desirable Sagamore Industrial Park, a designated Economic Revitalization Zone. The available space was custom built in 2018 and features a mix of open space, offices, conference rooms, cafeteria,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

HIGHLIGHTS

- Fully air-conditioned 20’ clear height throughout
- Two secured/controlled rooms totaling approximately 2,400 SF designed by Ebbrell Architecture + Design
- Men’s and women’s shower facilities
- 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



This is only a reasonable facsimile of how the space could appear



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	4.0/1,000 SF parking ratio



5 WENTWORTH DRIVE

FOR LEASE 5 WENTWORTH DRIVE

HUDSON, NEW HAMPSHIRE

SAGAMORE INDUSTRIAL PARK

EXIT 2

CIRCUMFERENTIAL HIGHWAY

LOWELL ROAD

3A

TARGET
DEVELOPMENT
SITE

1,400,000 SF
Under Construction

EXIT 1

SPIT BROOK ROAD

PHEASANT
LANE MALL

EXIT 36

3

NEW HAMPSHIRE
MASSACHUSETTS



Lincoln

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