

AVAILABLE FOR SUBLEASE 6,953 SF







1050

PERIMETER ROAD

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
Available for Sublease	6,953 SF	Natural Gas	Liberty Utilities
Sublease Term	Through November 2034	Life Safety	Wet sprinklered throughout
Site	16.88 acres	HVAC	Gas-fired roof top units
Year Built/Renovated	1962 / 1994 / 2015	Loading	6 tailboard height docks 2 drive-in doors
# Floors	Single-story		
Location/Access	Located in the Foreign Trade	Parking	800 spaces 5+ spaces /1,000 RSF
	Zone at the Manchester • Boston Regional Airport, approximately 3	Construction	Steel frame, 5" concrete slab, brick and dryvit exterior
	miles from I-293, the F.E. Everett Turnpike and I-93.	Clear Height	12' to the joist, 14' to underside of deck, 16' clear in southeast corner
Frontage	Approximately 1600 linear feet on Perimeter Road	Column Spacing	30' x 40'
Zoning	General Industrial / Industrial Park	Roof	Steel deck with white EPDM roof replaced in 2016
Water	City of Manchester - 10" main; 6" sprinkler service to the building; 6" domestic service to the building	Telecommunications	Several providers including Fairpoint, significant fiber optics



AVAILABLE FOR SUBLEASE | 6,953 SF





LOCATION



For more information, please contact:

Thomas P. Farrelly, SIOR 603 661 4854 Executive Managing Director thomas.farrelly@cushwake.com Denis C.J. Dancoes II 603 661 3854 Executive Director denis.dancoes@cushwake.com

Sue Ann Johnson 603 490 6900 Managing Director sueann.johnson@cushwake.com



Cushman & Wakefield of New Hampshire, Inc. 900 Elm Street, Suite 1301 Manchester, NH 03101

(603) 628-2800 cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. Brokers are related to people who have a minority ownership interest.