

AVAILABLE

33 CONSTITUTION DRIVE

HUDSON, NEW HAMPSHIRE

±32,864 SF

Flex/R&D/Warehouse





AVAILABLE
33 CONSTITUTION DRIVE
 HUDSON, NEW HAMPSHIRE

BUILDING SPECIFICATIONS

PROPERTY:	±32,864 SF building including a ±6,360 SF finished mezzanine
SITE SIZE:	3.642 Acres
YEAR BUILT:	2006
ZONING:	I - Industrial
UTILITIES:	Electric - 2000 amp, 480Y/277, 3-phase 4-wire Municipal Water & Sewer - Town of Hudson Natural Gas - Liberty Utilities
HVAC:	Fully air-conditioned
LOADING:	5- 8' w x 8' 7" h Drive-in Doors 1 - 10' w x 14' h Drive-in Door 1 - 8' w x 8' 7" h Tailboard Height Dock
CEILING HEIGHT:	22' clear height, 11' 10" manufacturing ceiling height; 8' mezzanine ceiling height
COLUMN SPACING:	31' x 40'
TOTAL PARKING:	65 Spaces
LIGHTING:	LED lighting throughout
RESTROOMS:	2 sets of restrooms, shower in men's room and 3 unisex restrooms
FEATURES:	<ul style="list-style-type: none"> • Employee Cafeteria • Locker Room • Anti-static paint on floor in manufacturing areas

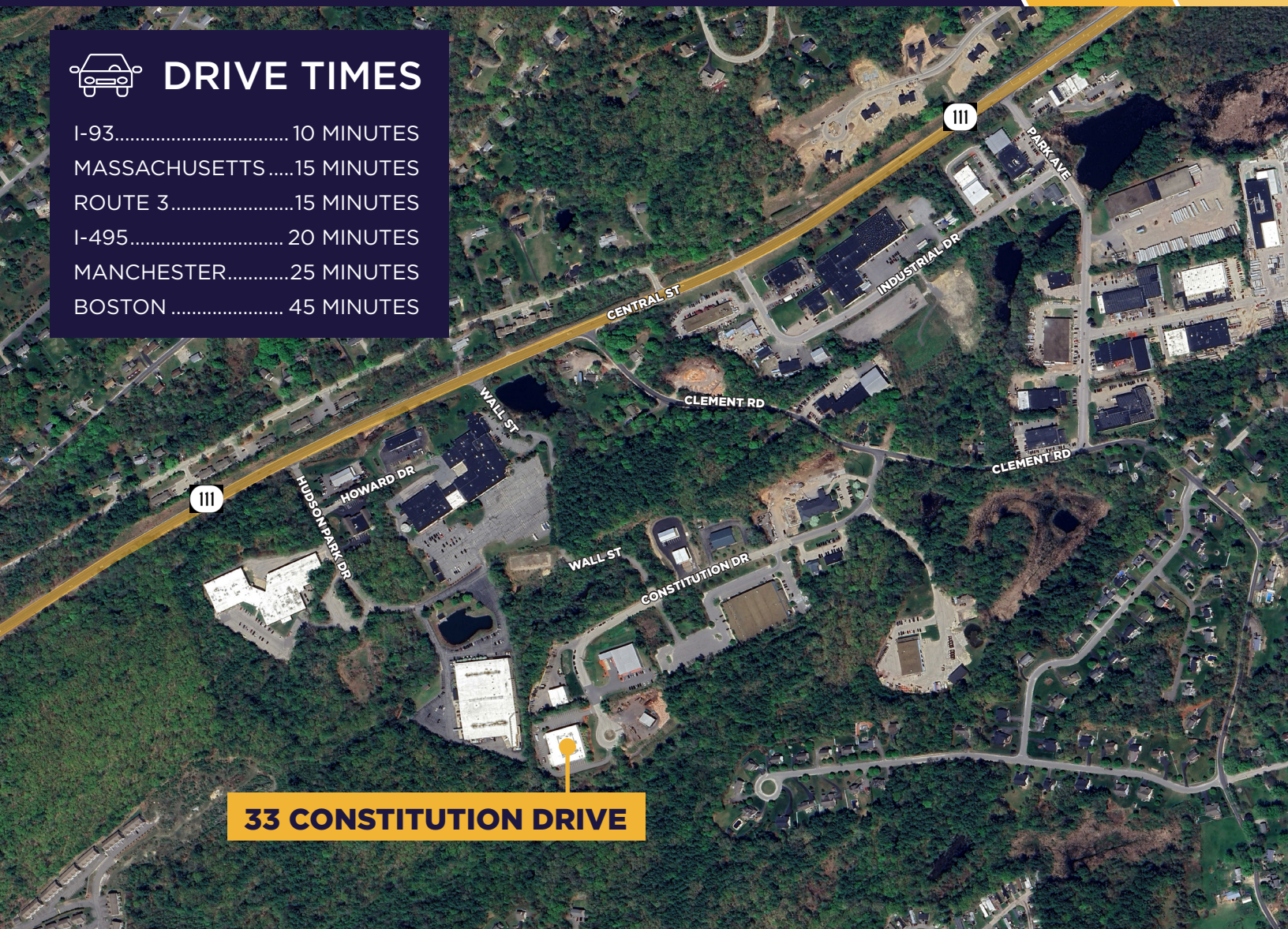


LOCATION MAP







DRIVE TIMES

I-93..... 10 MINUTES
MASSACHUSETTS15 MINUTES
ROUTE 3.....15 MINUTES
I-495..... 20 MINUTES
MANCHESTER.....25 MINUTES
BOSTON 45 MINUTES



33 CONSTITUTION DRIVE

2024 DEMOGRAPHICS

	5 Miles	10 Miles	15 Miles
 Population	92,969	382,277	875,753
 Households	36,427	147,968	329,171
 Median Age	41.4	41.1	40.6
 Avg Household Income	\$145,455	\$139,150	\$139,438

MEZZANINE

CAFETERIA

CONFERENCE ROOM

MANUFACTURING SPACE

For more information,
please contact:

Thomas Farrelly, SIOR
Executive Managing Director
+1 603 661 4854
thomas.farrelly@cushwake.com

Denis C.J. Dancoes II
Executive Director
+1 603 661 3854
denis.dancoes@cushwake.com

Tom Farrelly
Associate
+1 603 828 3072
tom.farrelly@cushwake.com

©2025 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.

Cushman & Wakefield of NH
900 Elm Street, Suite 1301
Manchester, NH 03101
+1 603 628 2800
cushmanwakefield.com