



SUNDIAL AVE

MANCHESTER, NH



A COGEN POWERHOUSE

Resilient & Efficient 3.4MW Natural Gas Turbine (CHP)
Plant with Eversource Dedicated Back-up Power
310,000 SF on 15.4 Acres



CUSHMAN &
WAKEFIELD

TABLE OF CONTENTS

EXECUTIVE SUMMARY..... 04

PROPERTY OVERVIEW 06

LOCATION & MARKET OVERVIEW 18

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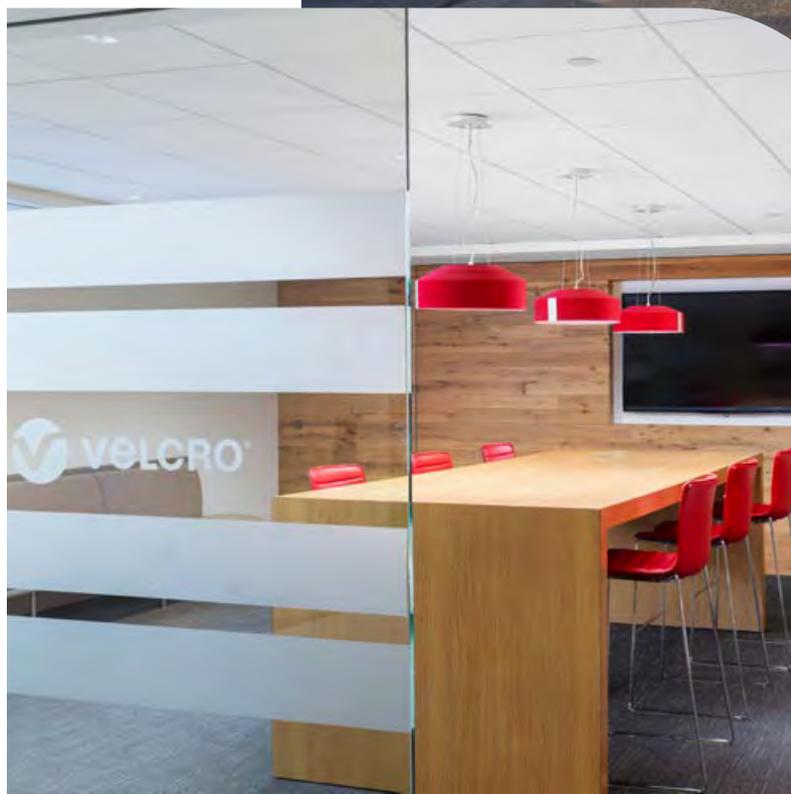
**CUSHMAN &
WAKEFIELD**



EXECUTIVE SUMMARY

95 Sundial Avenue presents a **rare opportunity to acquire a mission-critical, power-dense industrial asset** with scale and infrastructure characteristics that are increasingly difficult to replicate in the Greater Boston/S. New Hampshire market. The ±310,000 SF facility is anchored by an **on-site natural gas cogeneration (CHP) plant, a 3.4MW (5MW at generator-end) Caterpillar turbine**, providing enhanced power reliability, thermal efficiency, and operational resilience relative to conventional grid-dependent industrial buildings. This Cogen system is configured to serve the base electrical load while capturing waste heat for plant thermal requirements (e.g., process heat/steam, hot water, HVAC reheat). This differentiated energy platform allows the buildings to adapt to a broad range of advanced manufacturing, medical device, pharmaceutical, and process-driven industrial users.

The property is strategically located within S. New Hampshire's primary employment corridor, just 10 minutes from Manchester-Boston Regional Airport and less than one hour from Downtown Boston, with immediate access to Interstates 93 and 293, providing efficient access to a deep labor pool across Greater Boston, S. New Hampshire, and S. Maine while benefiting from lower operating costs and strong workforce availability.





SHORT-TERM LEASEBACK

Concurrent with the closing of the sale, Buyer will enter into a short-term, triple-net (NNN) lease with Velcro Companies, pursuant to which Velcro Companies will lease back 100% of the Building and site. The lease will commence upon closing and expire on December 31, 2027, providing the Buyer with immediate, stabilized income. The Building and site will be delivered by the Buyer, as landlord, to Velcro Companies, as tenant, in its “as-is,” “where-is” condition as of the closing date, with Velcro Companies responsible for all operating expenses, real estate taxes, insurance, and maintenance and utilities throughout the lease term.

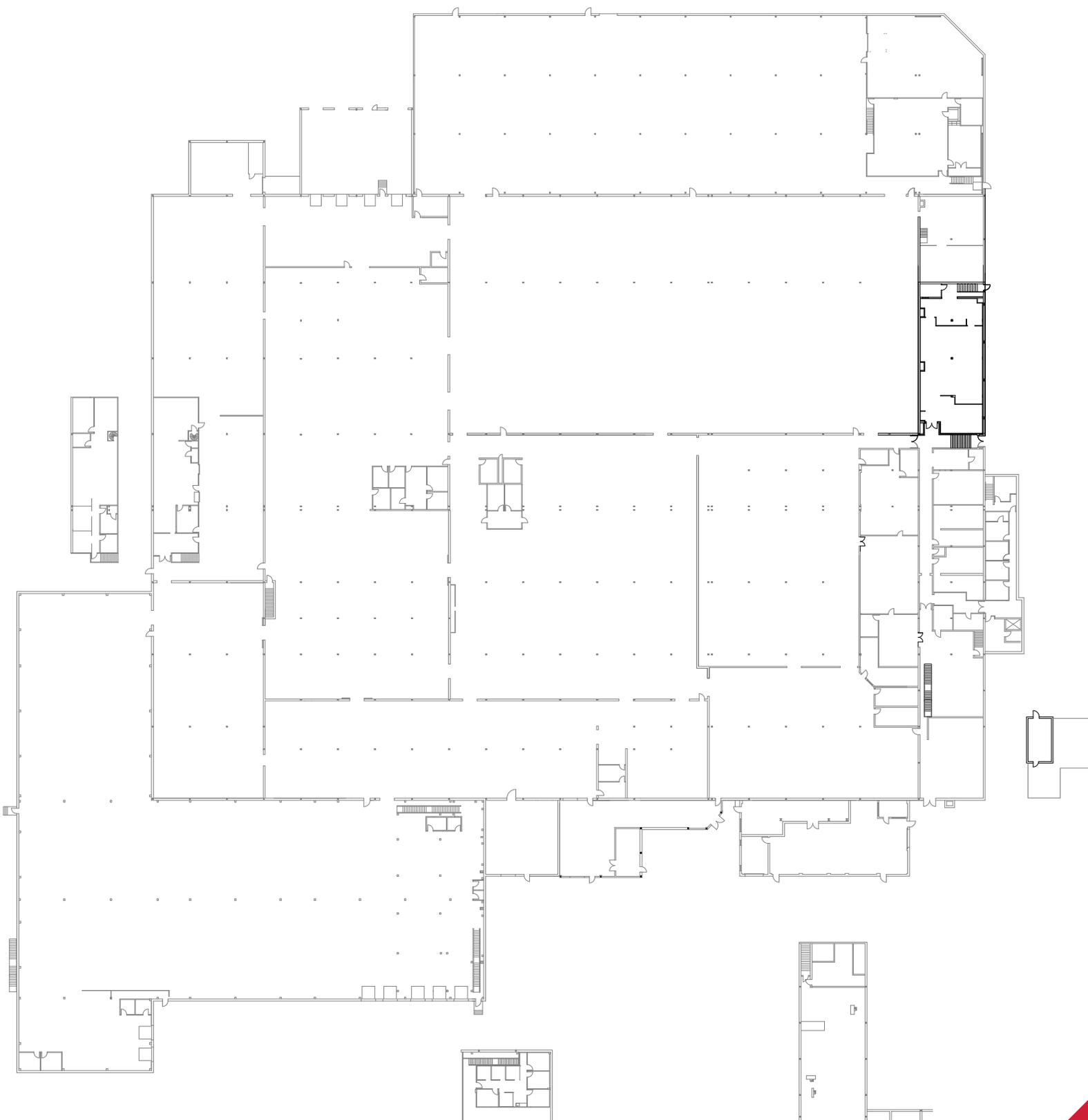
PROPERTY OVERVIEW

BUILDING SPECIFICATIONS

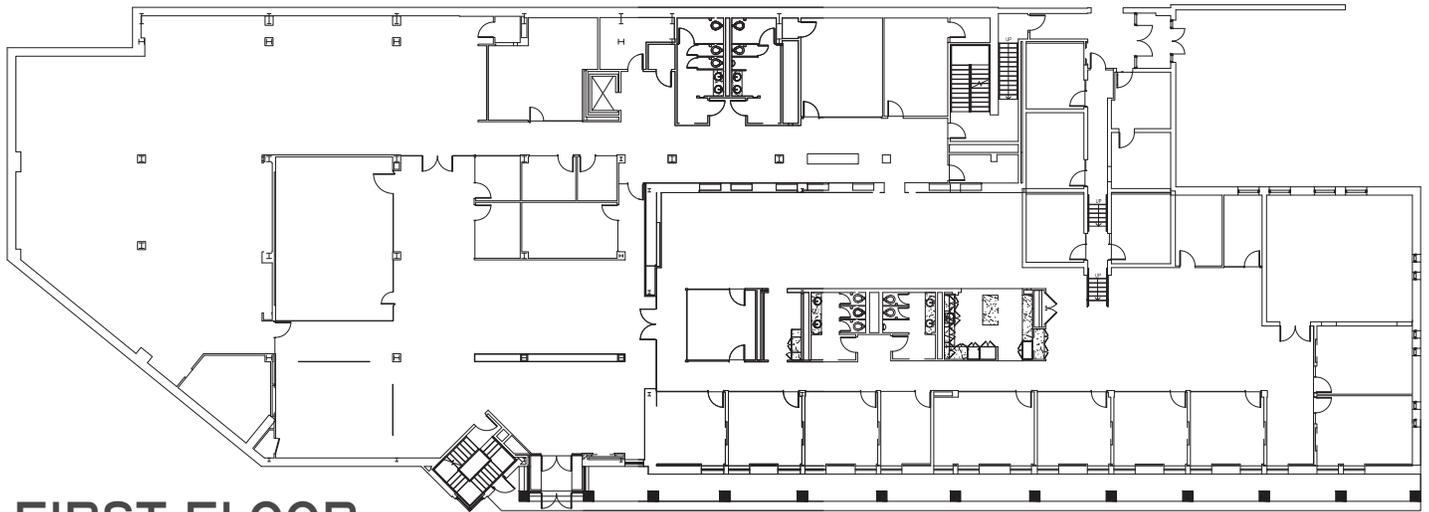
Building Size	±310,000 SF Total (±55,000 office & ±255,000 SF Mfg & WH) 1st floor office: 25,800 SF 2nd floor office: 14,600 SF 3rd floor office: 14,600 SF Manufacturing & Warehouse: 255,000 SF
Construction	Steel frame with brick, concrete and metal panel exterior
Lot Size	Approximately 15.4 acres (subsequent to current lot line adjustment and subdivision)
Year Built	1978 with subsequent expansions
Zoning	Current: Redevelopment District – Mixed Use (RDV) 2026 Revised: Business Corridor – Regional Center (BC-2)
Floors	Manufacturing: 6" concrete slab (partial areas with Ash wood finish) and multiple Mezzanine utility areas Warehouse: 6" concrete slab Office: 3 stories
Roof	TPO with R20 polyisocronate insulation & Standing Metal Seam
Clear Height	13' - 35'
Column Spacing	20' x 40' (manufacturing) & 25' x 55' (warehouse)
Loading	2 Drive-in Doors (10' x 12') 10 Loading Docks (8' x 10')
Elevators	1 Passenger Elevator
Telecommunications	Fiber and Broadband - Consolidated Communications & Comcast
HVAC	Main Heating and Cooling provided by excess Cogen steam for heat and with an absorption chiller for cooling. Office: RTU's, VAV's and HW Reheat, DX Cooling Manufacturing: Steam & Forced HW Heat, DX & Chilled Water Cooling Warehouse: Forced HW Heat
Lighting	LED throughout
Power/Utilities	Natural gas fired (CHP) turbine and boilers: Cogeneration Turbine: Caterpillar Solar Turbines Centaur 40 turbine engine - 3.4MW with 5MW at generator-end. Natural Gas: Liberty Utilities - 4" natural gas line to building Electricity: Eversource (Grid) Back-up - 12.47 KV at pole (Rate B Customer) 5,000 kVA Pad Mounted Transformer (1,200A Main Bus @ 4.16KV) with significant HV switchgear/transformers 2 Cleaver Brooks Boilers Water: City of Manchester Sewer: City of Manchester
Life Safety	Wet Sprinkler Throughout
Restrooms	8 Restroom Sets
Parking	293 Passenger Car Parking Spaces

FLOOR PLANS

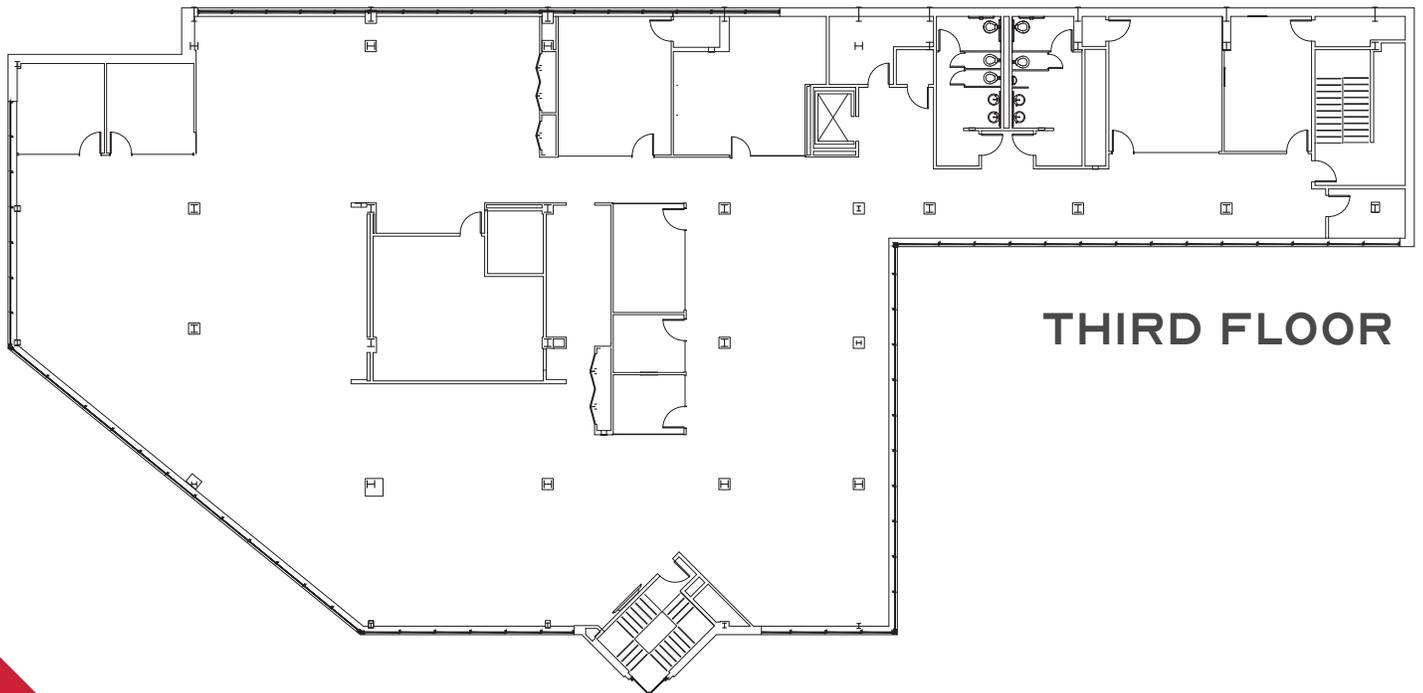
MANUFACTURING FOOTPRINT



OFFICE FLOOR PLANS

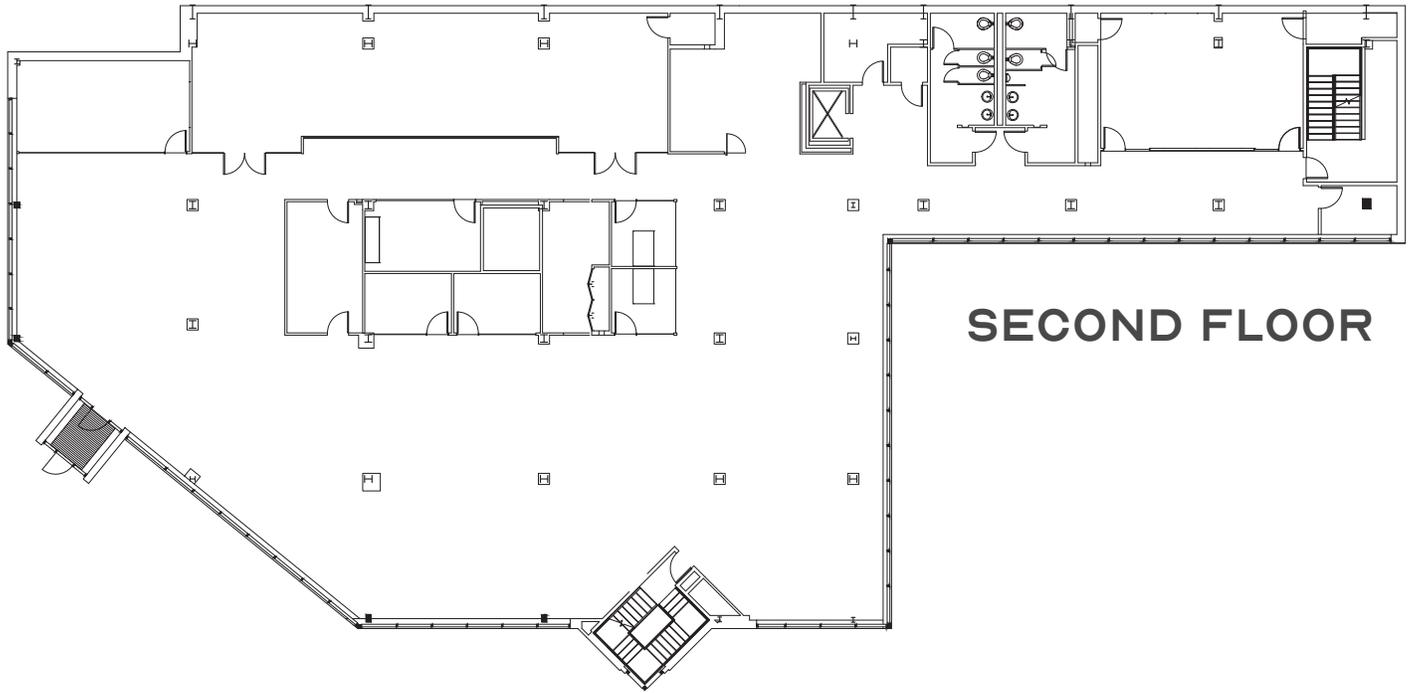


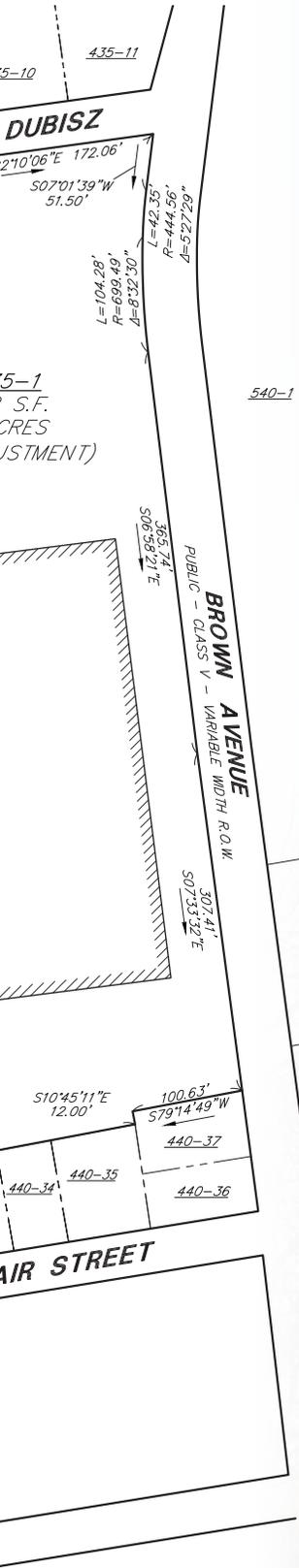
FIRST FLOOR



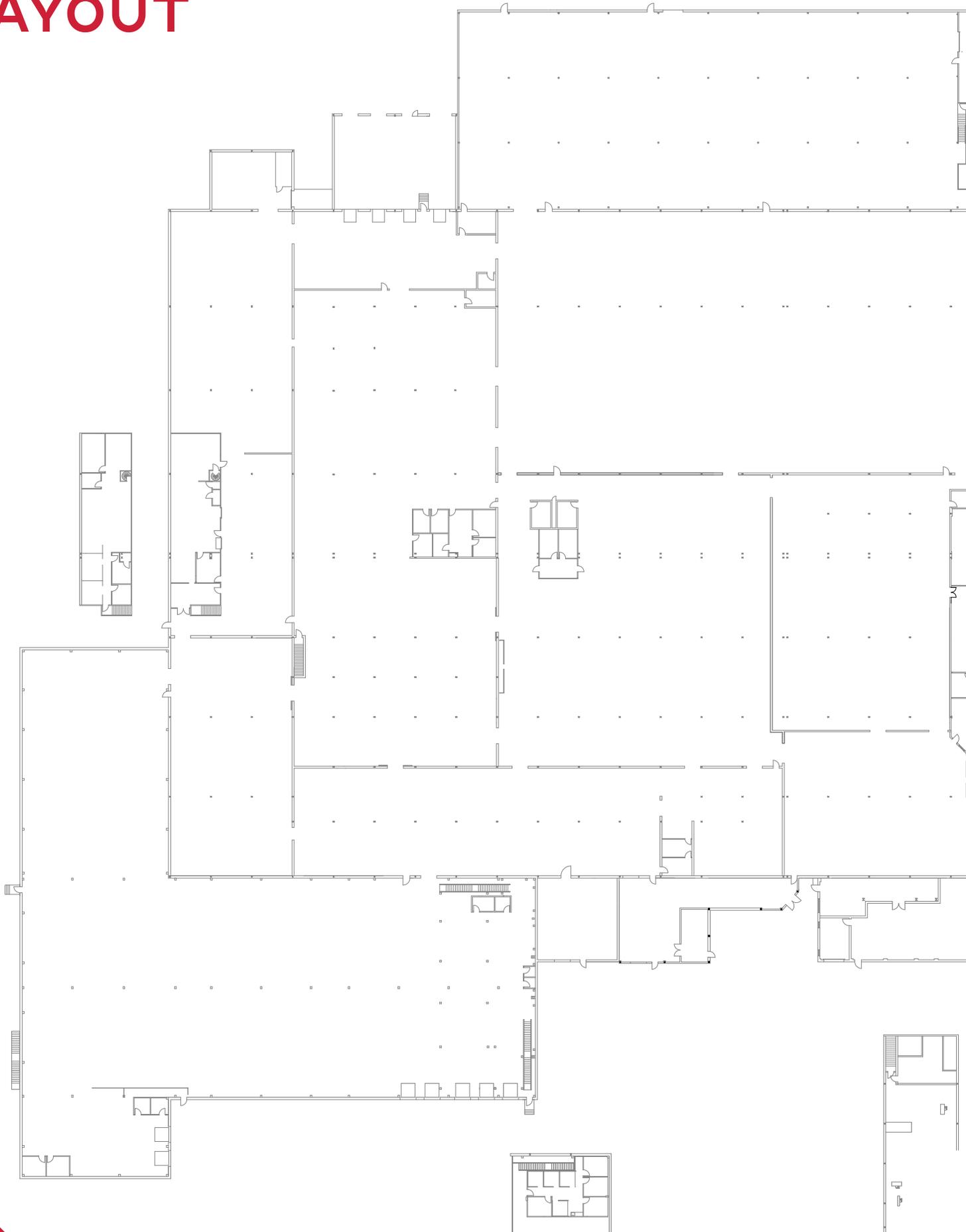
THIRD FLOOR

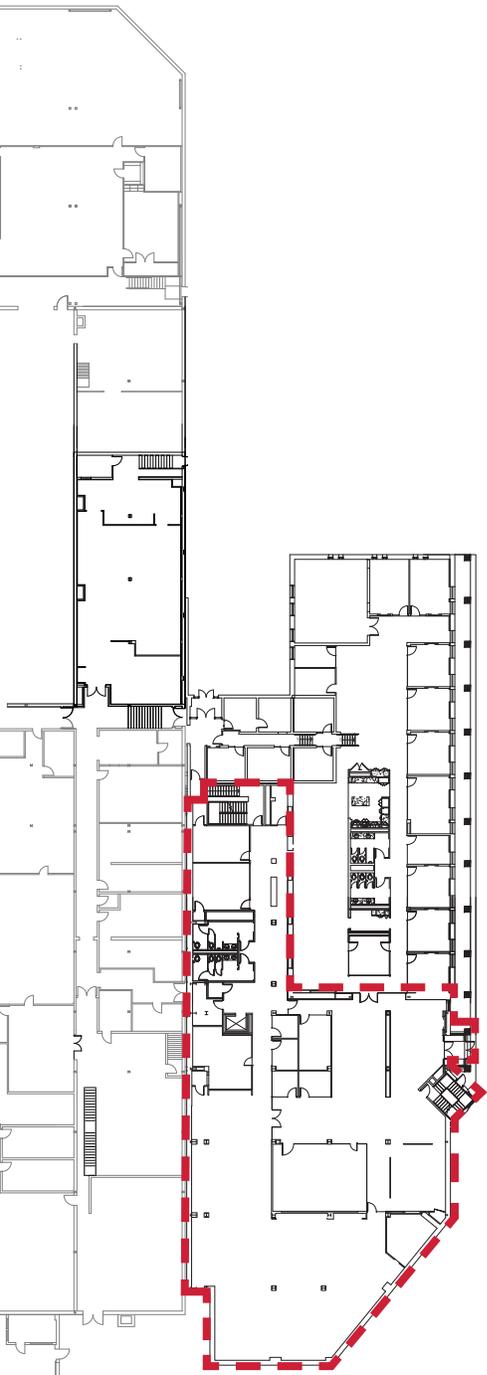
OFFICE FLOOR PLANS



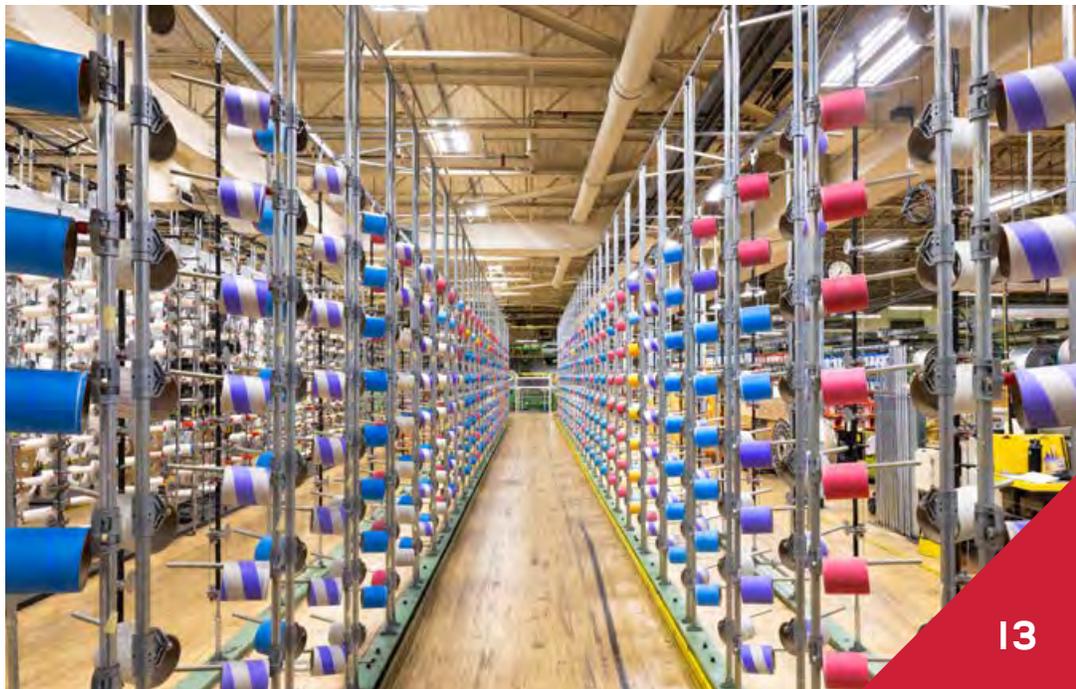


MANUFACTURING + OFFICE LAYOUT

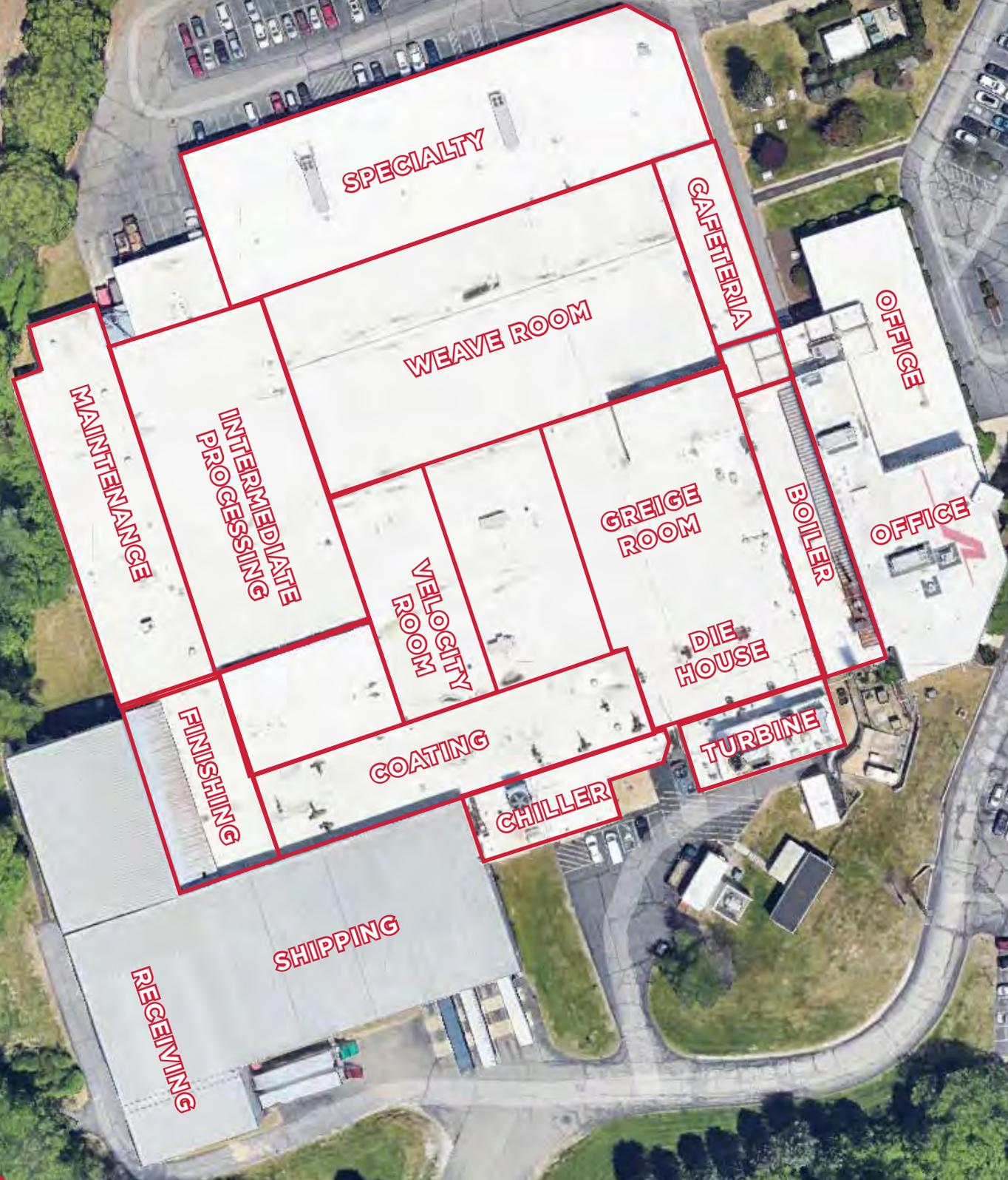




--- 2ND & 3RD FLOOR OFFICES



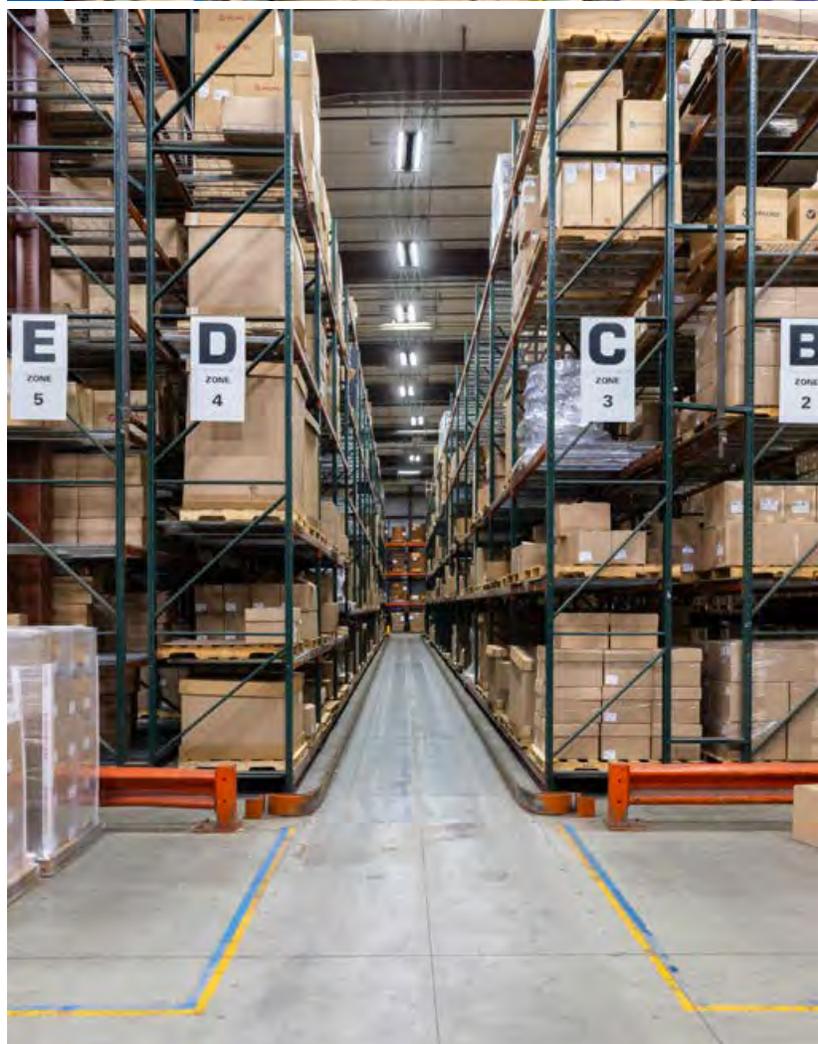
BUILDING AREAS

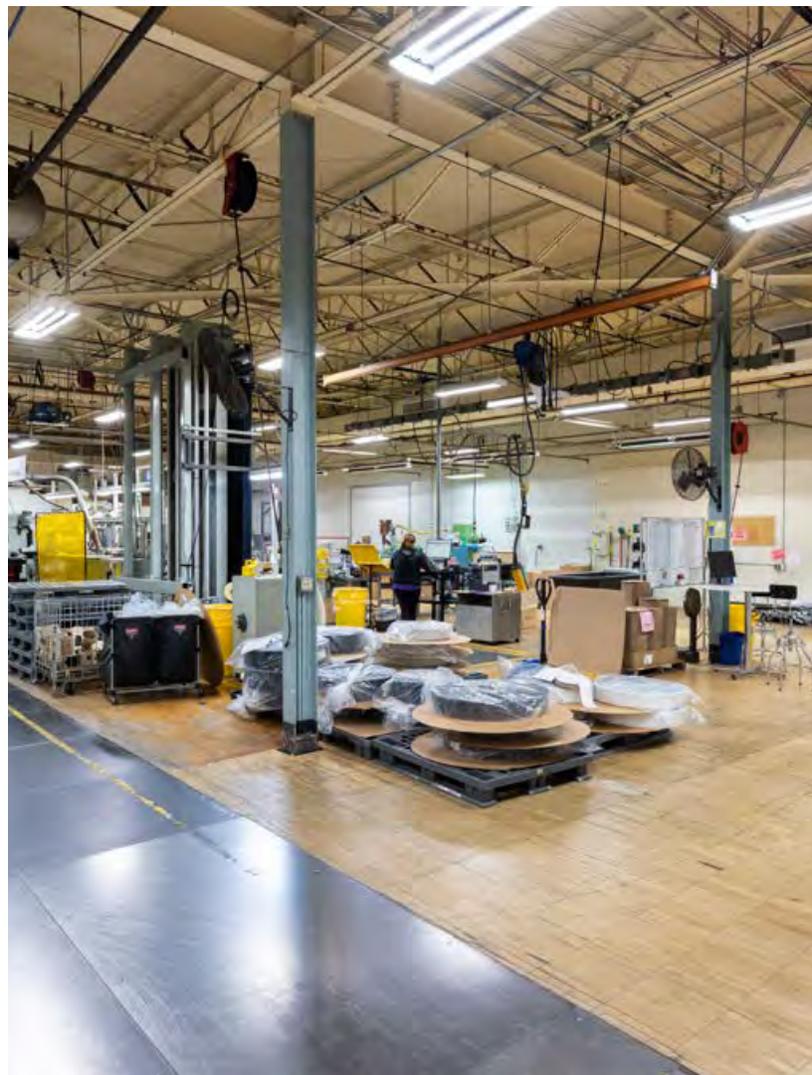




95







LOCATION & MARKET OVERVIEW

The New Hampshire Advantage

The Southern New Hampshire industrial market comprises more than 55 million square feet of institutional-quality industrial space, including manufacturing, warehouse, and flex assets. Current vacancy remains constrained, hovering in the mid-single-digit range (approximately 6%–8%), depending on property type.

Industrial lease rates remain at historic highs, driven by sustained demand from both in-state companies seeking expansion or relocation and a growing influx of tenants migrating from Greater Boston's North submarket, attracted by Southern New Hampshire's relative value proposition. Average asking rents for existing, second-generation industrial space typically range from \$10.00 to \$13.50 PSF NNN, while newly constructed or fully renovated facilities are achieving rents in excess of \$16.00 PSF NNN.

Following a period of elevated speculative development and several large build-to-suit projects, new construction activity has moderated. Developers have become increasingly selective, particularly for build-to-suit opportunities, extending development timelines and constraining the future supply pipeline. As a result, vacancy is expected to remain tight, supporting continued rent stability with upward pressure over the medium term.

Against this backdrop, 95 Sundial Avenue represents a rare and compelling opportunity for investors, developers, and owner-occupiers to acquire one of the largest industrial buildings currently available for sale in New Hampshire, further differentiated by its significant on-site cogeneration power infrastructure.



No Sales, Income, Use, Interest & Dividends, or Estate Tax



Low Business Taxes



Economic Revitalization Zone Tax Credits



Highly Educated Workforce



Foreign-Trade Zone (FTZ #81)

#1

State for Economic Opportunity (U.S. News & World Report, 2024)

#1

Domestic Airport (Travel + Leisure, 2023)

#1

Best State to Relocate (Kiplinger)

#3

Best State for Jobs (WalletHub, 2023)

#2

Best State to Live and Work (U.S. News & World Report, 2025)

LABOR DEMOGRAPHICS

Manufacturing & Warehouse	15-mile radius	25-mile radius
Total Population 16+	360,000	942,000
Total Employed 16+	250,000	630,000
Manufacturing & Warehouse Employment	44,000	114,000
Manufacturing & Warehouse %	17.50%	18%
Associate degree or higher	52%	49%

DRIVE TIMES



0.8 MILES
3 MINUTES



5.5 MILES
10 MINUTES



6.0 MILES
8 MINUTES



50 MILES
52 MINUTES



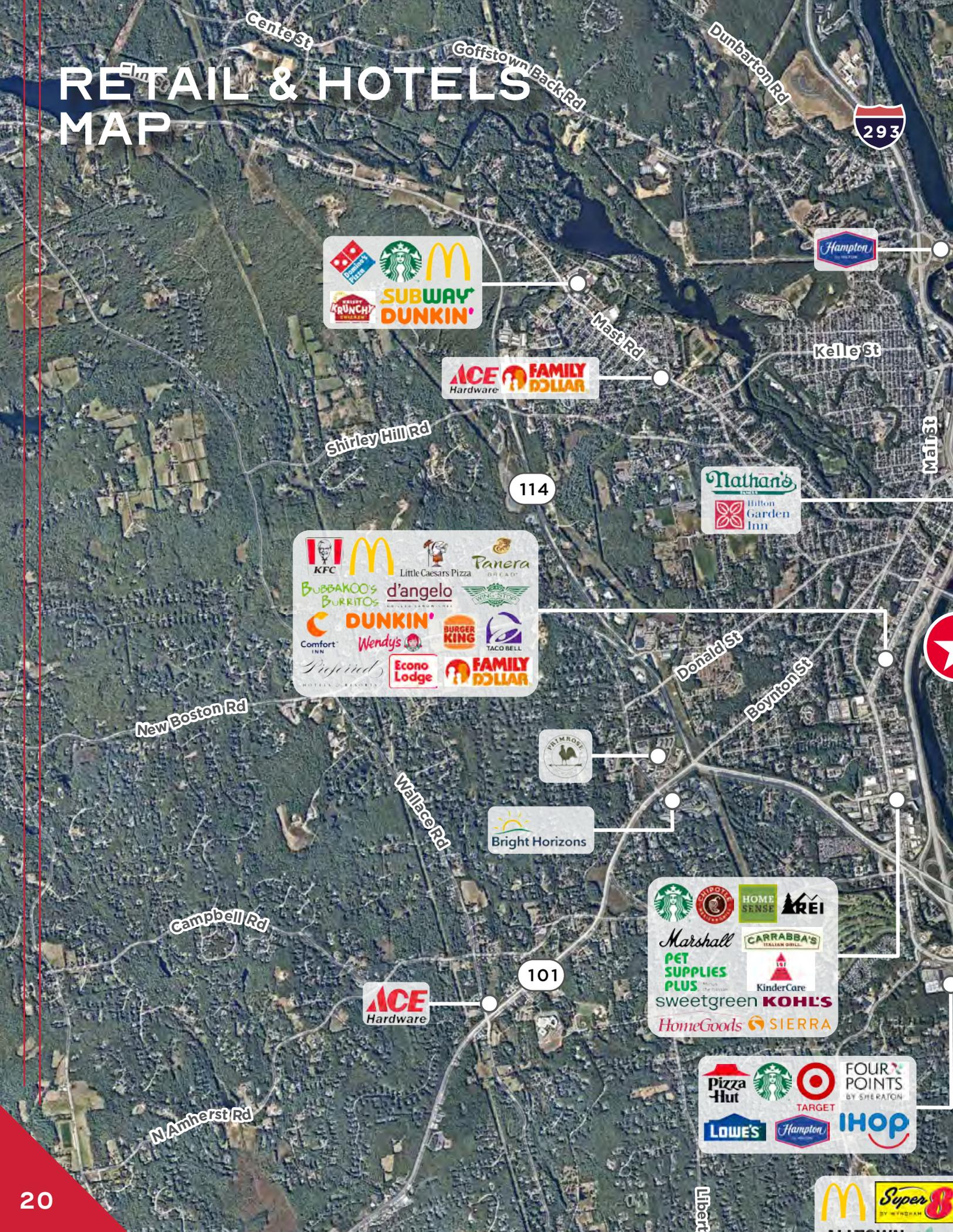
22 MILES
22 MINUTES

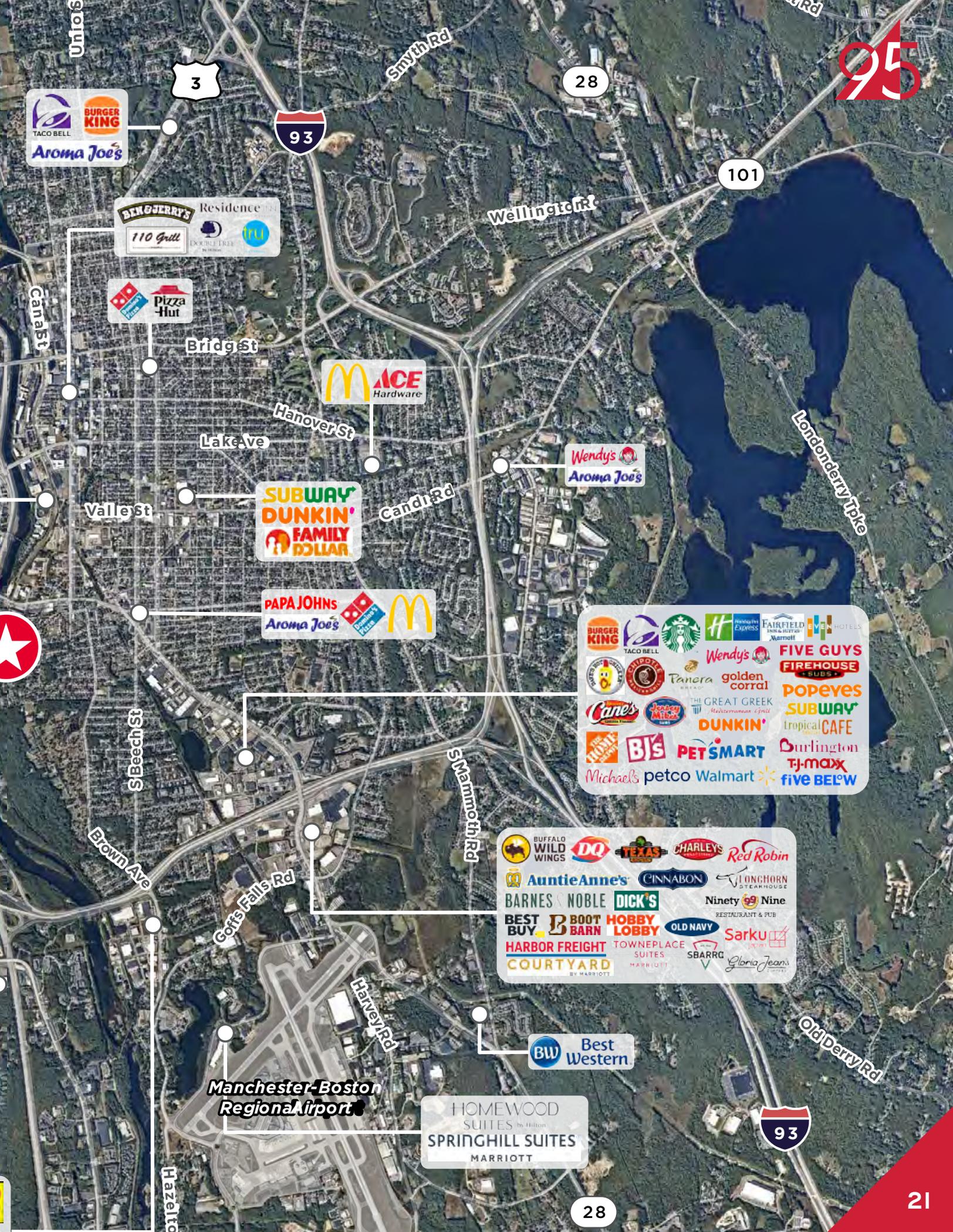


55 MILES
60 MINUTES



RETAIL & HOTELS MAP





TACO BELL
BURGER KING
Aroma Joe's

BEN & JERRY'S
Residence Inn
110 Grill
DORRILL TREE
IFU

Pizza Hut

ACE Hardware

SUBWAY
DUNKIN'
FAMILY DOLLAR

PAPA JOHN'S
Aroma Joe's
DORRILL TREE
McDonald's

Wendy's
Aroma Joe's

BURGER KING TACO BELL Starbucks H Holiday Inn Express FAIRFIELD INN & SUITES Marmott EVEN HOTELS
Wendy's FIVE GUYS FIREHOUSE SUBS
Panera golden corral POPEYES SUBWAY tropical CAFE
Cane's Jersey Mike's THE GREAT GREEK Mediterranean Grill DUNKIN' Burlington TJ-maxx five BELOW
McDonald's B'S PET SMART Michael's petco Walmart

BUFFALO WILD WINGS DQ TEXAS CHARLEY'S Red Robin
Auntie Anne's CINNABON LONGHORN STEAKHOUSE
BARNES & NOBLE DICK'S Ninety 9 Nine RESTAURANT & PUB
BEST BUY BOOT BARN HOBBY LOBBY OLD NAVY SARKU
HARBOR FREIGHT TOWNEPLACE SUITES SBARRC Gloria Jean's
COURTYARD BY MARRIOTT

BW Best Western

HOMESIDE SUITES by Hilton
SPRINGHILL SUITES
MARRIOTT

Manchester-Boston Regional Airport

CORPORATE NEIGHBORS MAP



COMPANIES
IN CLOSE
PROXIMITY



Raytheon
An RTX Business

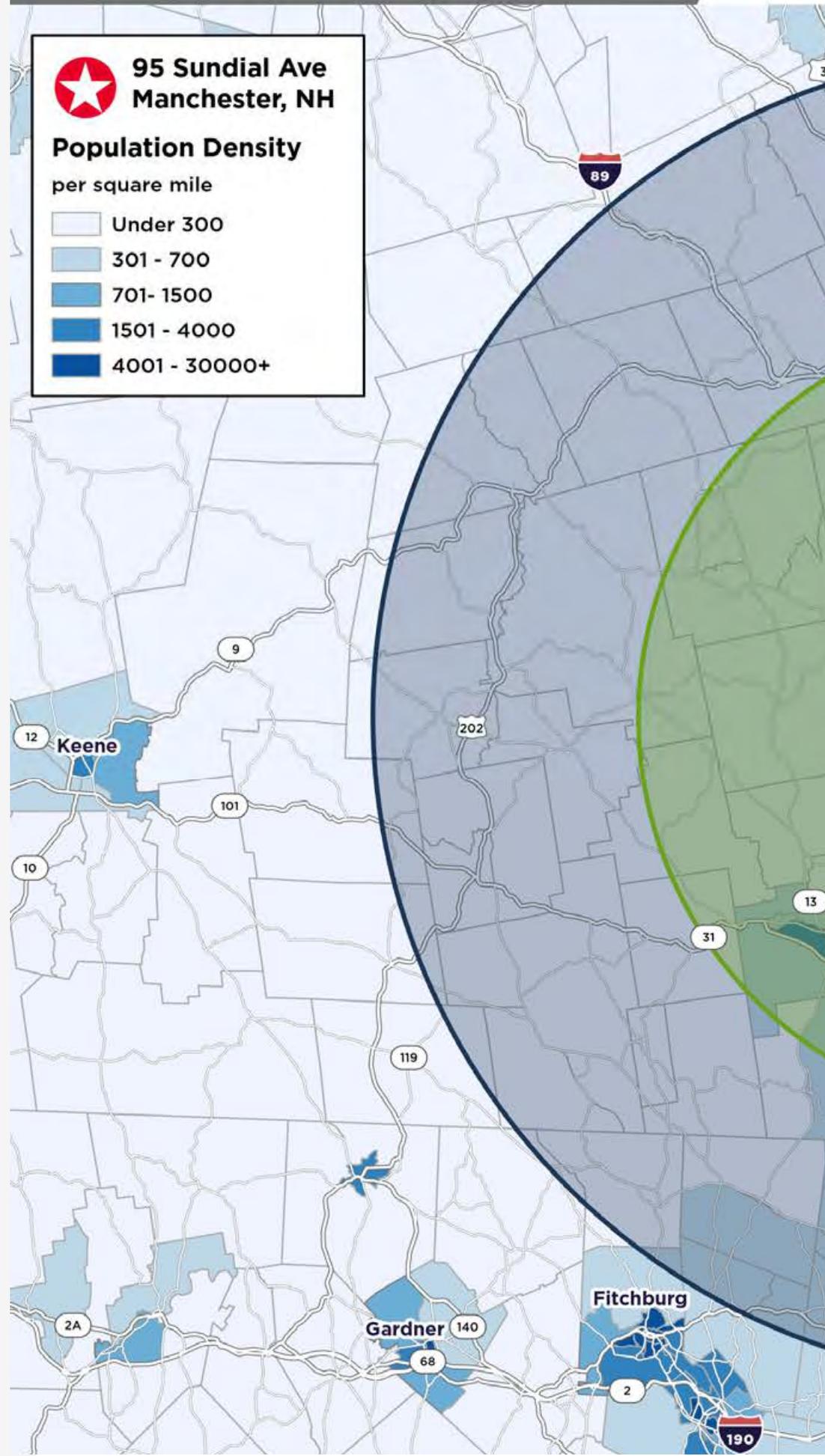
BAE SYSTEMS

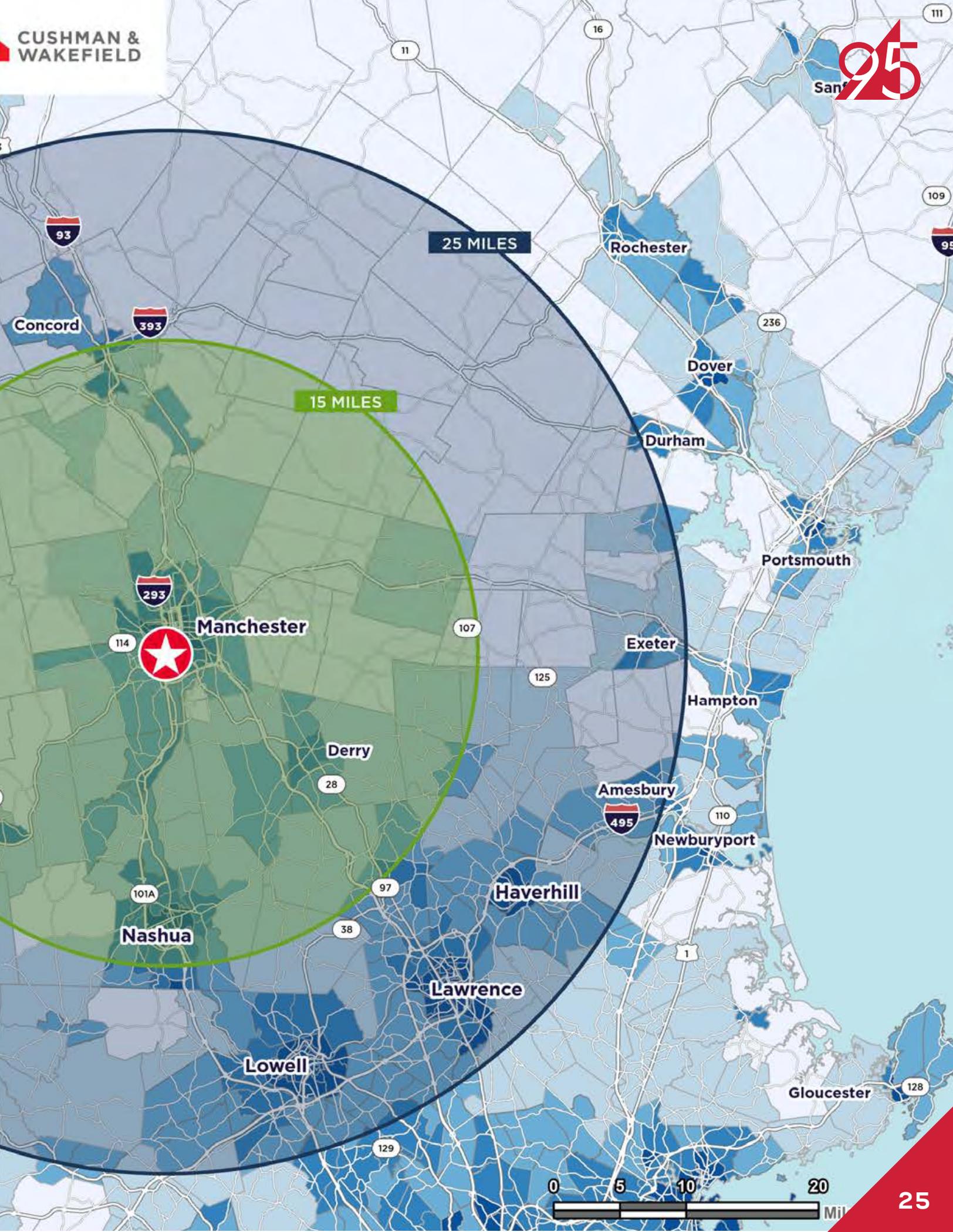


Population Density Heat Map Manchester, NH



The property is strategically positioned within **S. New Hampshire's primary employment corridor**, approximately **10 minutes from Manchester-Boston Regional Airport** and less than **one hour from Downtown Boston**, with immediate access to **Interstates 93 and 293**. This location provides employers with efficient access to a **deep and diversified labor pool spanning Greater Boston, S. New Hampshire, and S. Maine**, including capturing a portion of New Hampshire's "Hidden Workforce," the approximately 120,000 workers that head into Massachusetts from New Hampshire every day, while benefiting from **lower operating costs, reduced wage pressure, and improved employee commute optionality** relative to core urban markets. The ability to draw talent across multiple regional labor sheds enhances workforce stability, supports shift-based manufacturing operations, and positions the property for **long-term operational scalability and sustained tenant demand**.





25 MILES

15 MILES





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