CLASS A ±353,743 RSF HIGH-BAY OPPORTUNITY

Advanced Manufacturing | Logistics | R&D | Warehouse

80 NORTHWEST BOULEVARD

NASHUA, NH

HEAVY POWER

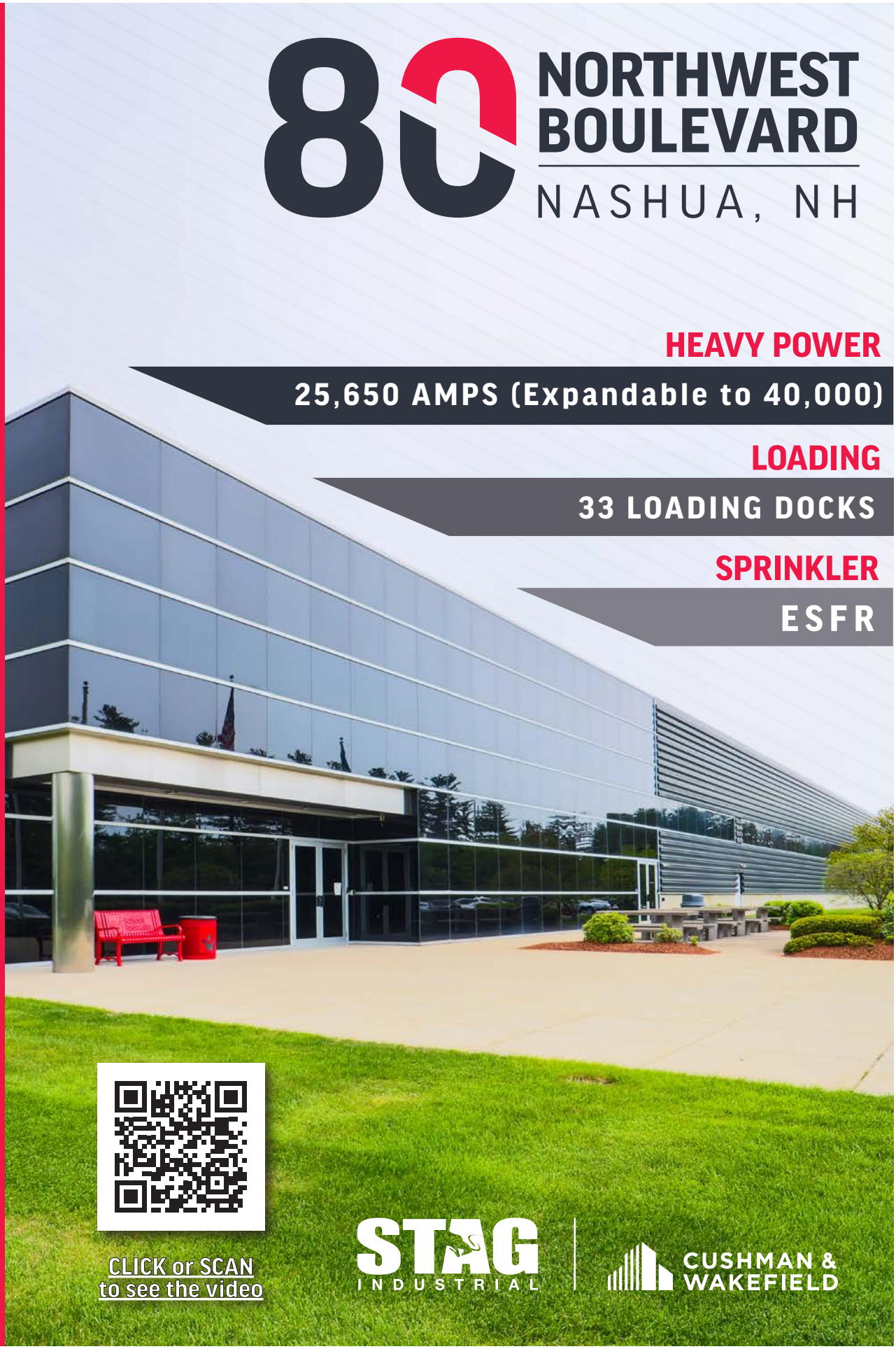
25,650 AMPS (Expandable to 40,000)

LOADING

33 LOADING DOCKS

SPRINKLER

ESFR



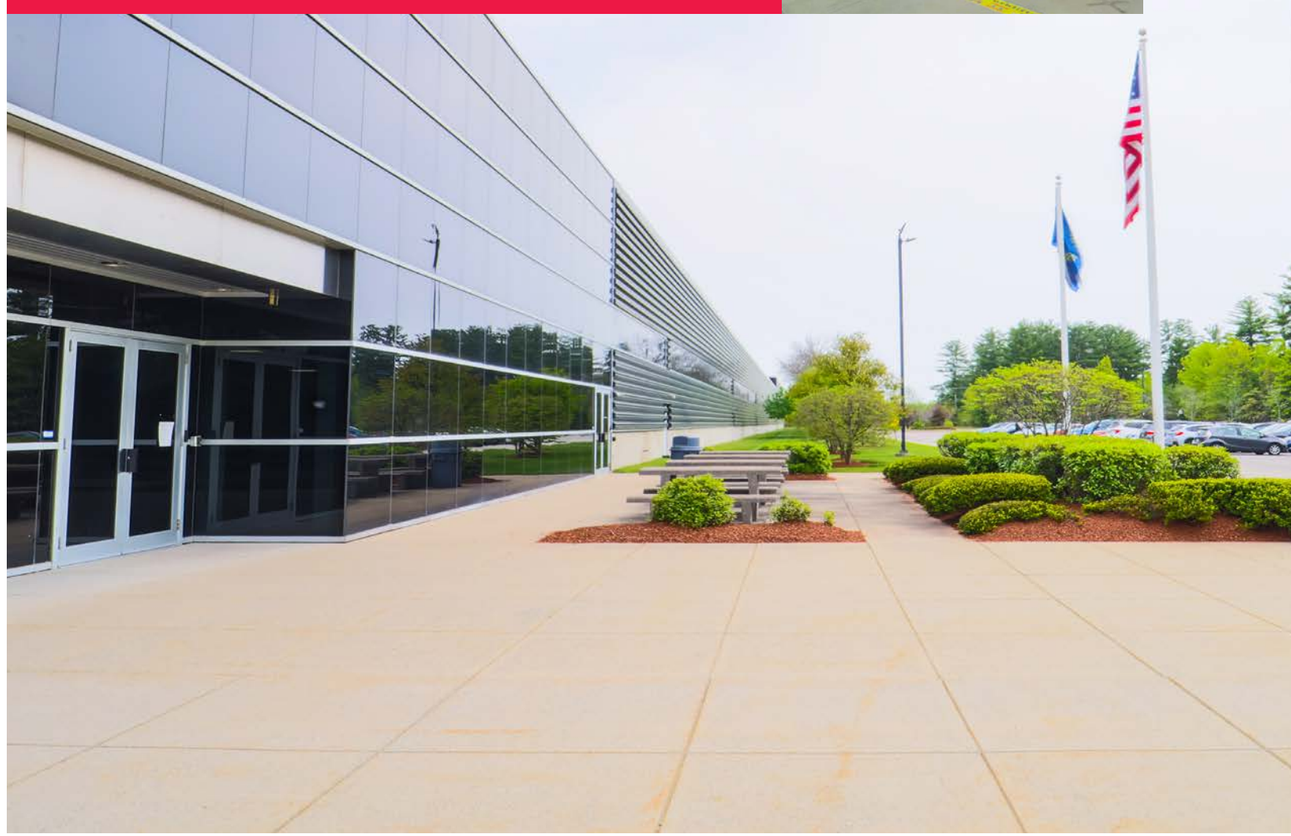
CLICK or SCAN to see the video

STAG INDUSTRIAL | CUSHMAN & WAKEFIELD

80 NORTHWEST BOULEVARD

80 Northwest Boulevard is a robust single-story high-tech, industrial property situated in Westwood Park. The Park is a designated Economic Revitalization Zone (ERZ) providing tax credits to eligible companies. The property is accessible via exits 7, 8, 10 and 11 of the F.E. Everett Turnpike, offering convenient highway access in multiple directions.

Totaling **353,743 RSF**, 80 Northwest Boulevard offers up to 40,000 amps of power, ESFR sprinkler system, 28' - 32' clear heights and abundant space designed for both advanced manufacturing or logistics as well as a wide range of uses such as research & development and beyond.



25,650 AMPS - EXPANDABLE TO 40,000

33 LOADING DOCKS

ESFR SPRINKLER SYSTEM

DESIGNATED ERZ PROVIDING TAX CREDITS TO ELIGIBLE COMPANIES

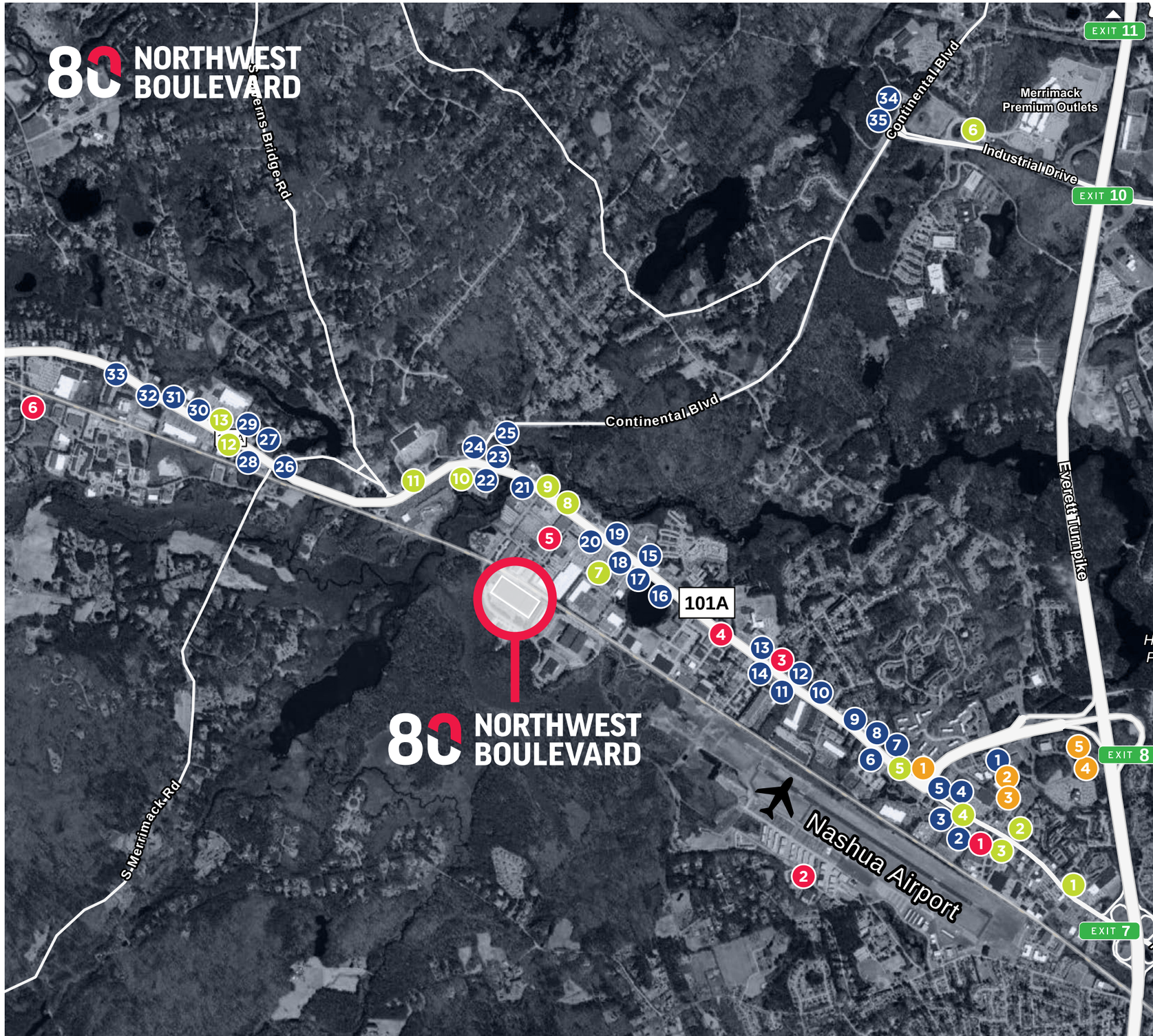
LOCATED IN THE HIGHLY DESIRABLE WESTWOOD PARK

IRRIGATION SYSTEM

CSX RAIL ADJACENT TO SITE

OVERVIEW + BUILDING SPECIFICATIONS

BUILDING SIZE	353,743 RSF ±232,039 RSF 28' clear ±89,000 SF 32' clear addition ±16,352 SF 2nd floor office; ±16,352 SF 1st floor office/flex
YEAR BUILT	1999. Warehouse addition 2001
SITE SIZE	23 Acres
ZONING	Park Industrial and Economic Revitalization Zone (ERZ)
CONSTRUCTION	Steel Frame with 4' high concrete knee wall with 4" insulated metal sandwich panels and a 7" concrete slab on grade with forklift wire guidance system in warehouse
ROOF	Polyisocyanurate insulation with 60 mil membrane installed in 2023 with a 20-year warranty
ELEVATOR	Otis 2500 LB capacity – Hydraulic
CLEAR HEIGHT	Original building 28'; Warehouse addition 32'
COLUMN SPACING	Original Building 40' x 40'; Addition 40' x 60'
LIGHTING	• Office Fluorescent and T-8 • Manufacturing & Warehouse LED with motion sensors • Parking lot LED photocell
LOADING	• 33 tailboard with 8' x 10' OH doors with levelers • 1 drive-in with 12' x 14' OH door • 125' truck court depth
LIFE SAFETY	ESFR sprinkler system
SECURITY	Johnson Controls key-card system
UNDERGROUND UTILITIES	• Water – Pennichuck Water Works • Sewer – City of Nashua • Natural Gas – Liberty Utilities • Electricity – Eversource (served off 24.5 kV distribution system) - 25,650 amps available, expansion up to 40,000+ amps - 2,500 amp 277/480 volt 3-phase, 4-wire - 3,000 amp 277/480 volt 3-phase 4-wire
TELECOM	Verizon and FairPoint
GENERATOR	Diesel fired CAT Olympian for lighting
HVAC	Office served by a combination of Carrier, Trane and York rooftop mounted units Gas-fired suspended heaters in warehouse
PARKING	271 paved spaces, expandable by an additional 172+ spaces



ACCESS + AMENITIES

GRAB & GO

1 Burger King
2 Five Guys
3 Chipotle Mexican Grill
4 Chick-fil-A
5 Domino's Pizza
6 QDOBA Mexican Eats
7 Panera Bread
8 Arby's - Nashua
9 Wendy's
10 Friendly's
11 Pizza Hut
12 Taco Bell
13 Wrap City

HEALTH CLUB/GYM

1 RebelFit NH
2 CrossFit Nashua
3 SPENGA Nashua
4 FITLAB Fitness Club
5 Planet Fitness
6 FlexFit Studio

HOTELS

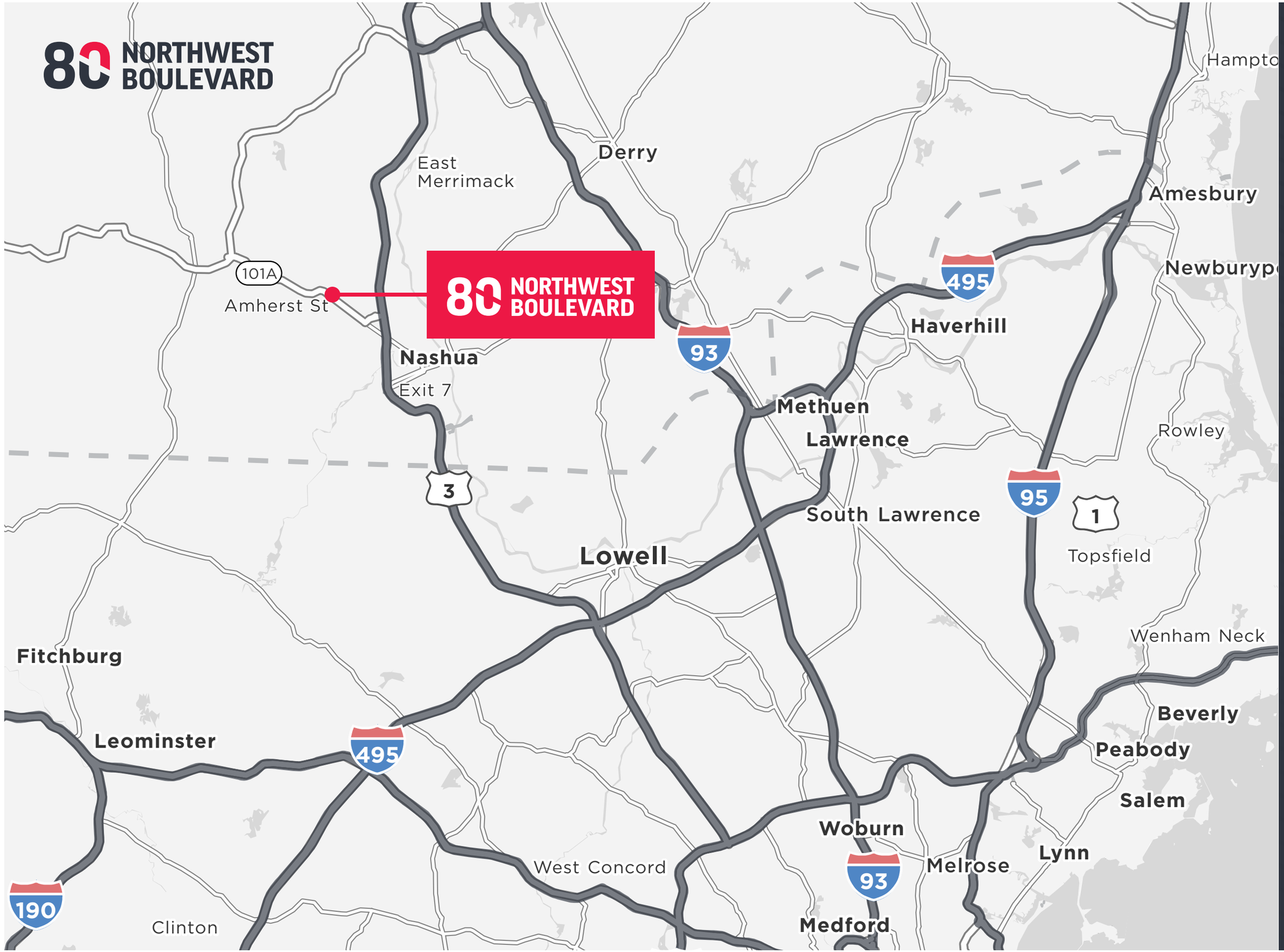
1 Hampton Inn Nashua
2 Double Tree by Hilton
3 Residence Inn
4 Marriott Courtyard
5 Extended Stay America

RESTAURANTS

1 Speaker's Corner Bistro
2 Pressed Cafe - Nashua
3 Cedars Cafe
4 Chen Yang Li
5 Applebee's Grill + Bar
6 Thon Khao Thai Restaurant
7 Yoshimama Japanese Fusion & Sushi Bar
8 Cucina Toscana
9 Stones Social
10 Cibao Restaurant
11 K'sone's Thai Dining & Lounge
12 India Palace Restaurant
13 Ciao's Pizza & Subs
14 Baja Tacos and Burritos
15 Willie Jewell's Old School BBQ
16 OakCraft Pizza
17 California Burritos
18 Texas Roadhouse
19 Uno Pizzeria & Grill
20 Frontera Tacos & Tequila
21 Lilac Blossom Restaurant
22 Marc's Pizza & Subs
23 Giorgio's Ristorante & Bar
24 Xing Wang
25 El Tapatio
26 Joey's Diner
27 Bentley's Roast Beef
28 The Utopian
29 LongHorn Steakhouse
30 TGI Fridays
31 Étagère
32 Naji's Pizza
33 PastAmore
34 aRincha Thai Sushi Boba
35 Dunkin' Donuts

DEMOGRAPHICS

	2-MILES	5-MILES	10-MILES
POPULATION	9,771	80,041	237,158
AVERAGE HOUSEHOLD INCOME	$120,52	$111,369	$122,277
TOTAL BUSINESSES	1,051	5,547	12,174
TOTAL EMPLOYEES	11,790	60,795	122,375



101A

1 MINUTE

TO ROUTE 101A

3

8 MINUTES

TO ROUTE 3 / FE EVERETT TURNPIKE

NH

MA

14 MINUTES

TO MASSACHUSETTS BORDER

495

20 MINUTES

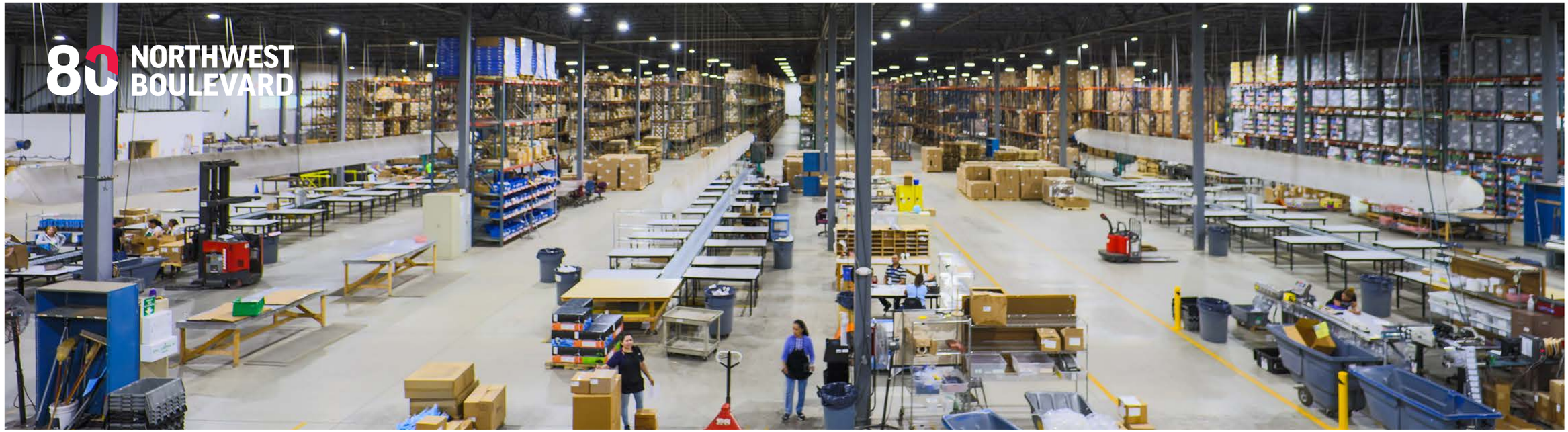
TO I-495

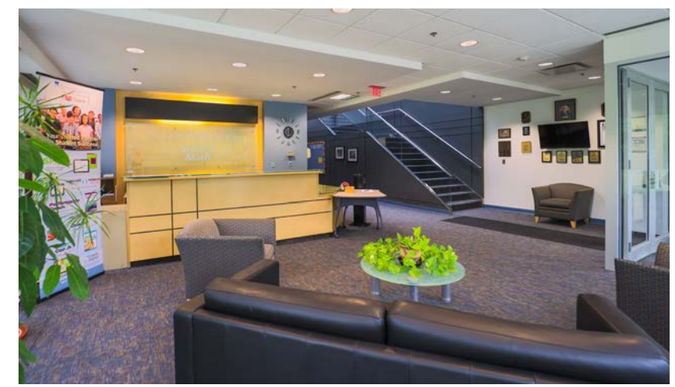
1 HOUR

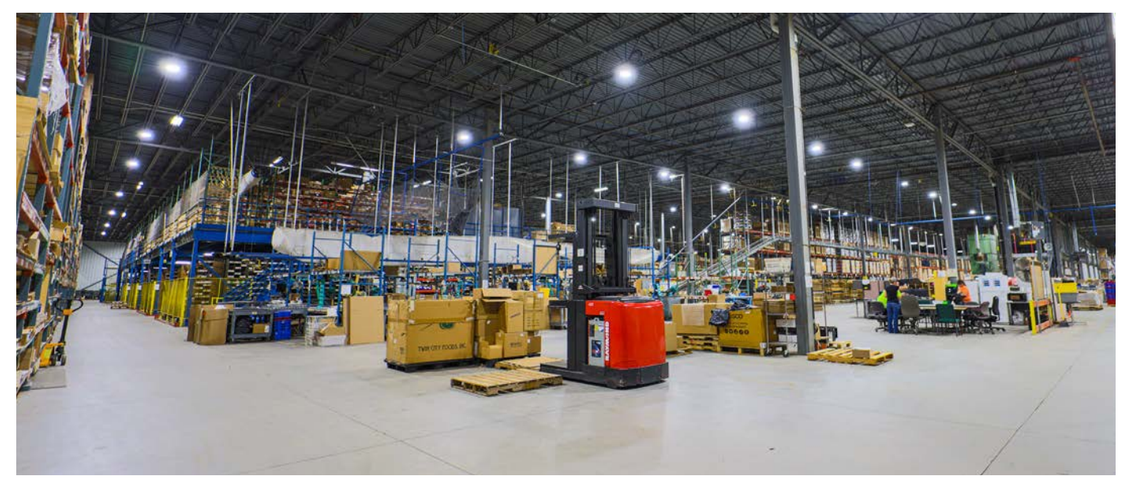
TO BOSTON AND LOGAN INTERNATIONAL AIRPORT

LOGISTICS-ORIENTED SITE | EXCELLENT CONNECTIVITY ACROSS THE NORTHEAST

80 NORTHWEST BOULEVARD

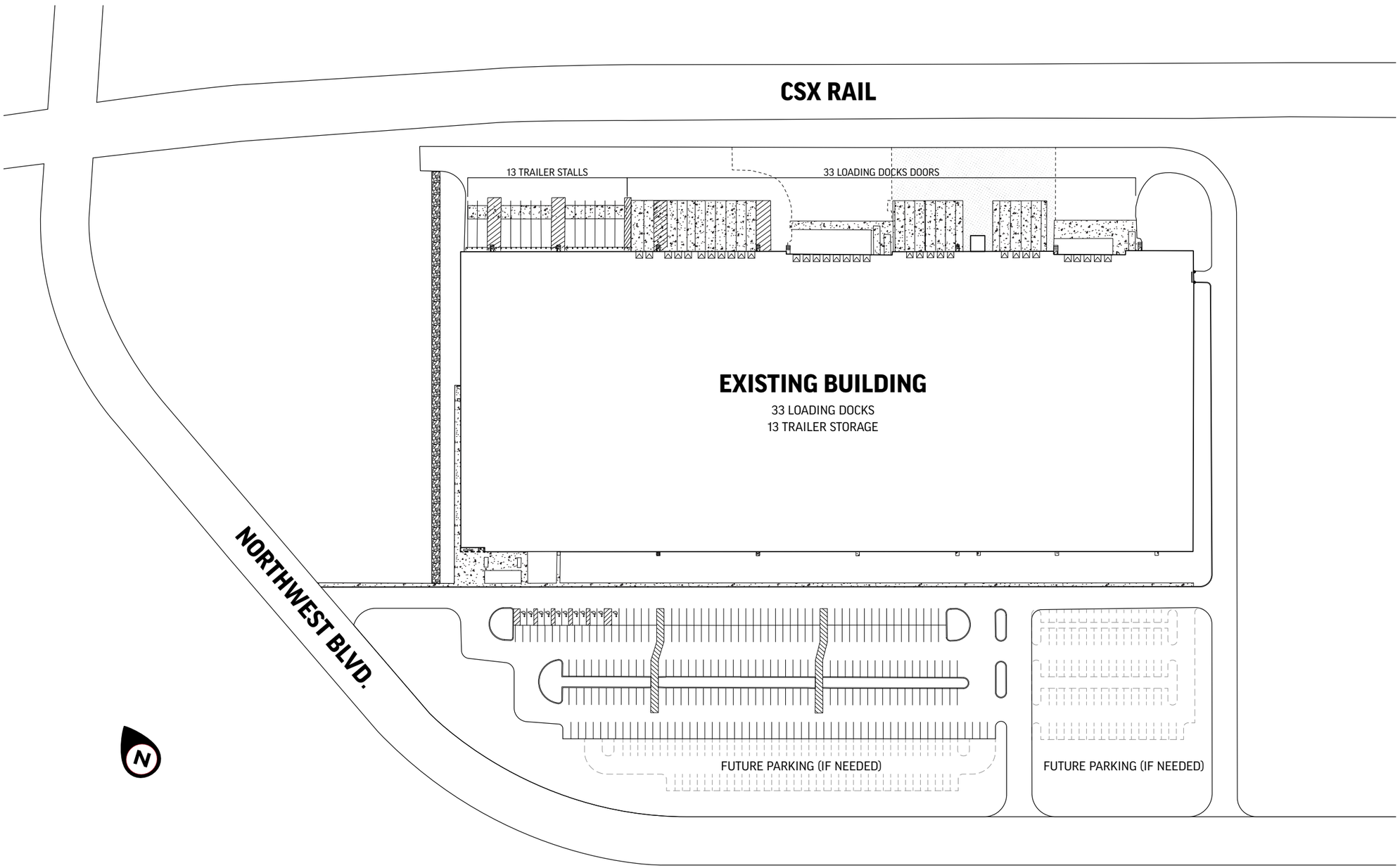






MANUFACTURING | WAREHOUSE | OFFICE

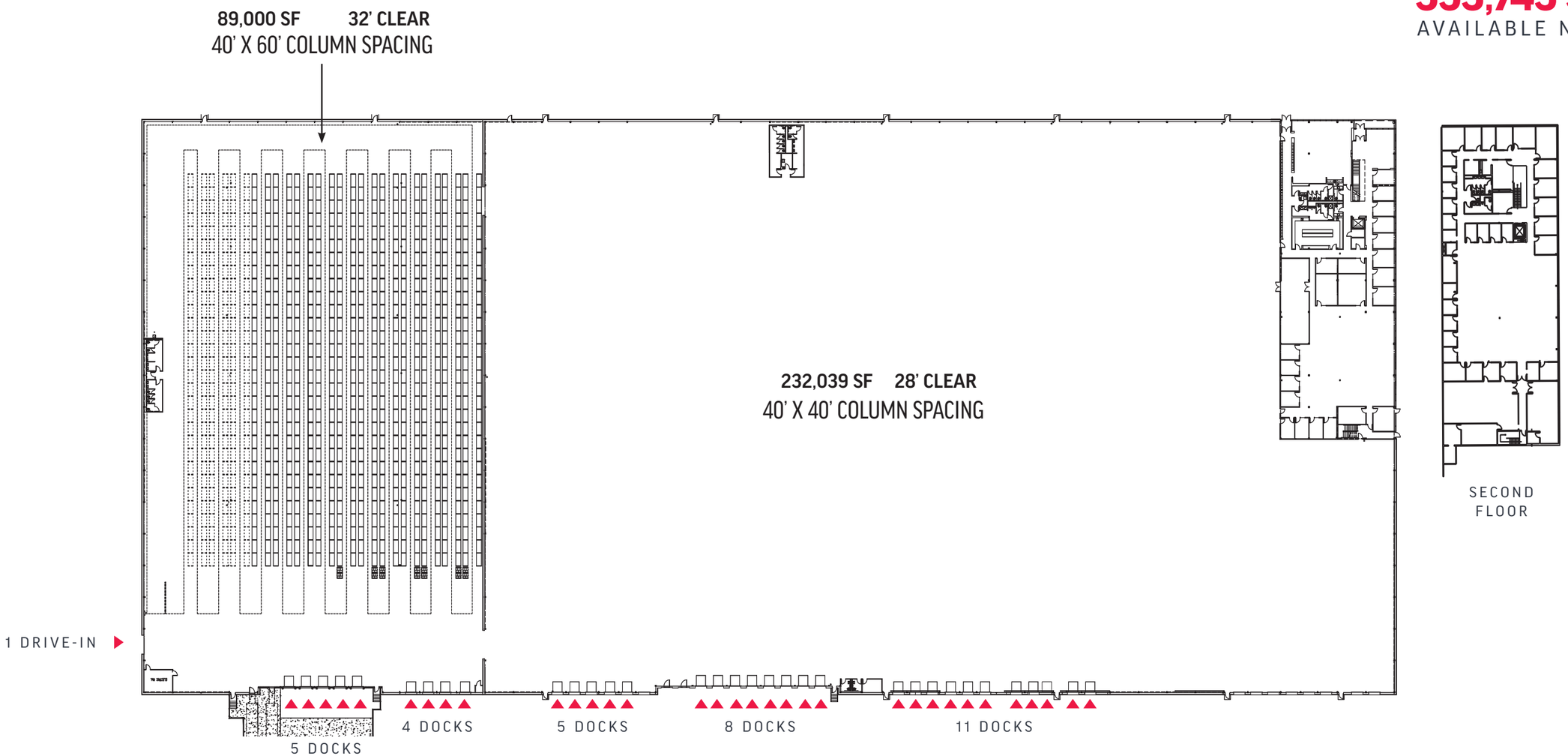
80 NORTHWEST BOULEVARD



SITE PLAN

80 NORTHWEST BOULEVARD

353,743 SF
AVAILABLE NOW



AVAILABILITIES

STAG INDUSTRIAL

STAG Industrial, Inc. (NYSE: STAG) is a real estate investment trust focused on the acquisition and operation of industrial properties throughout the United States. By targeting this type of property, STAG has developed an investment strategy that helps investors find a powerful balance of income plus growth. A few examples of their nationwide industrial experience are showcased here.

SACRAMENTO, CA

558,994 SF

LEBANON, IN

558,994 SF

PIEDMONT, SC

331,845 SF

FOR MORE INFORMATION, PLEASE CONTACT:

THOMAS FARRELLY, SIOR
Executive Managing Director
603 661 4854
thomas.farrelly@cushwake.com

SUE ANN JOHNSON
Managing Director
603 490 6900
sueann.johnson@cushwake.com

DENIS DANCOES
Executive Director
603 661 3854
denis.dancoes@cushwake.com

BLAKE BALDWIN
Executive Managing Director
858 692 5544
blake.baldwin@cushwake.com

STAG INDUSTRIAL

CUSHMAN & WAKEFIELD

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

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