

# EXCLUSIVE OFFERING 7 Manchester Road

Derry, New Hampshire



## 10.5 Acre Retail Site For Sale

The Meg Companies is pleased to present a 10.5 acre site for sale located at 7 Manchester Road in Derry New Hampshire. Located just 2.3 miles from Exit 5 off Interstate 93, 7 Manchester Road has nearly 700' of frontage on Route 28 and is surrounded by a commercial neighborhood which includes first class retailers such as Wal-Mart, Hannaford, Shaws, Bank of America and Citizens Bank. The site is currently improved with a single-story 157,000 SF manufacturing facility.



For more information or to schedule a tour, please contact:

**Andy Levy**

603.434.6700

andy@themegcompanies.com



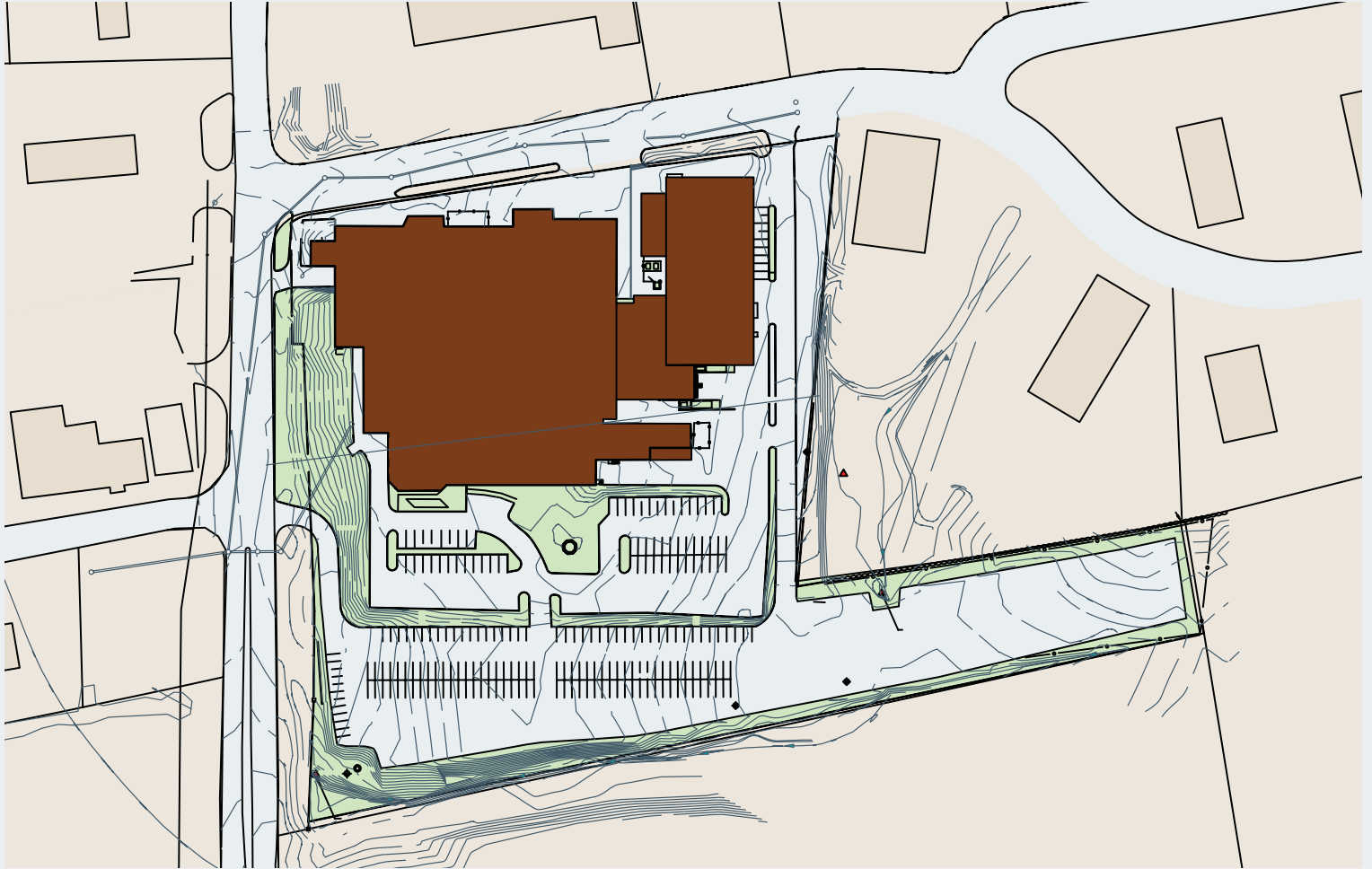
25 Orchard View Drive  
Londonderry, NH 03053  
603.434.6700

EXCLUSIVE OFFERING

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## SITE PLAN



## PROPERTY SPECIFICATIONS:

### Building Description

**Total Building Size:** 157,000 SF

**Floors:** 1 Floor

**Year Built:** 1970

**Construction:** Masonry and block

**Clear Height:** 9 Feet

**Parking:** 400 Spaces

**Electric Service:** 2,500 amps, 480 volt

**HVAC System Description:** Gas fired HVAC; A/C

**Loading Docks:** Two 12'X12' insulated metal tailgate doors w/levelers and dock seals One 12'X8' insulated metal drive-in door One 9'X10' insulated metal drive-in door

### Parcel Description

#### Building

- 10.53 Acres
- 700' of frontage along Route 28
- Zoning - Industrial IV (allows for retail businesses)
- Map 128/Lots 06272 & 0660

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