

Manchester-Boston
Regional Airport

SITE

VANTAGE
HILL

THE VILLAGE AT
TECHNOLOGY HILL

FOR SALE | 25.50± Acres | Zoned Industrial 1

VANTAGE HILL
591 REAR MAMMOTH ROAD
LONDONDERRY, NH

 CUSHMAN &
WAKEFIELD

EXECUTIVE SUMMARY

THE OFFERING

This 25.5-acre site located at 591 Rear Mammoth Road in Londonderry, New Hampshire, which is the highest point in Londonderry overlooking the city and airport, sits in a cluster of newly constructed mixed use development and presents a rare, large-scale development opportunity in one of southern New Hampshire's most rapidly growing and strategically connected corridors. Positioned directly off of Mammoth Road and immediately adjacent to the newly developed 110 acre 800,000 square foot Village at Technology Hill mixed use campus it is also very close to the recently redeveloped Mall of New Hampshire. The site benefits from a growing ecosystem of residential apartment developments plus advanced manufacturing, technology, and industrial users which favor New Hampshire's low tax environment with zero sales or income taxes. The site's location provides immediate access to the region's primary transportation network. The site sits near the convergence of major highways including I-93, I-293, Rt. 101 and Rt. 3, offering excellent regional mobility for workforce, freight, and suppliers. Additionally, the site's proximity to Manchester-Boston Regional Airport enhances multimodal access, making the site particularly attractive for logistics, distribution, and aviation-related operations.

Zoned Industrial, the property supports a wide range of potential development concepts, including residential apartments (residential uses will require a variance or rezone) in what is a very supply strained market as well as industrial, flex, warehousing, distribution, manufacturing, and technology-oriented uses. The site's position in southern New Hampshire places it reasonably close to the Massachusetts border, enabling companies to efficiently serve both NH and MA markets while benefiting from New Hampshire's business-friendly tax climate.

With significant acreage, flexible zoning, direct access to core infrastructure, and adjacency to established technology clusters, 591 Rear Mammoth Road represents a compelling opportunity for high-value commercial or industrial development.

KEY INVESTMENT HIGHLIGHTS

25.5 Acres of Industrial-Zoned Land

Substantial, contiguous acreage offering flexibility for residential apartments (residential uses will require a variance or rezone), office HQ site, large-format industrial, distribution, manufacturing, or flex development.

Prime Londonderry Location

Situated at 591 Rear Mammoth Road, a rapidly growing industrial and technology corridor with strong tenant demand and limited large-parcel availability.

Adjacent to the 110 acre 800,000 Square Foot Village at Technology Hill

Located near a major cluster of technology, aerospace, and advanced manufacturing users—enhancing long-term leasing strength and market positioning.

Exceptional Regional Connectivity

Minutes from the convergence of New Hampshire's major highways, enabling efficient access throughout New England and beyond.

Airport Proximity

Close to Manchester-Boston Regional Airport, providing multimodal transportation advantages ideal for logistics, distribution, and aviation-related tenants.

Strategic Access to Massachusetts

Positioned in Southern New Hampshire with convenient access to the MA border, allowing companies to serve dual markets while benefiting from New Hampshire's favorable tax climate.

Strong Development Versatility

Industrial zoning supports a wide range of concepts including apartments, Class A warehouse, high-bay distribution, technology facilities, and specialized manufacturing.

High-Growth Market Dynamics

Londonderry and Manchester continue to see significant commercial expansion, driven by population growth, infrastructure investment, and sustained industrial demand.

PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Lot Size 25.5614± acres

Available Immediately

Zoning Industrial 1 (IND 1)

Topography Sloping and steeply sloping upward from north to south, from approximately 390' ASL at the northern bound, to approximately 480' ASL at the summit, and then sloping back down to the east and west to between 330' & 410' ASL.

Frontage No current frontage on a public street

Access Private dirt road off of Akira Way

Utilities Municipal Utilities are nearby and bordering the subject property. As part of its fully approved PUD, Londonderry Holdings, LLC proposes to extend water and sewer infrastructure existent on Akira Way and Kitty Hawk Landing, which would abut the subject's access easement.

Location Tax Map 17, Lot 12

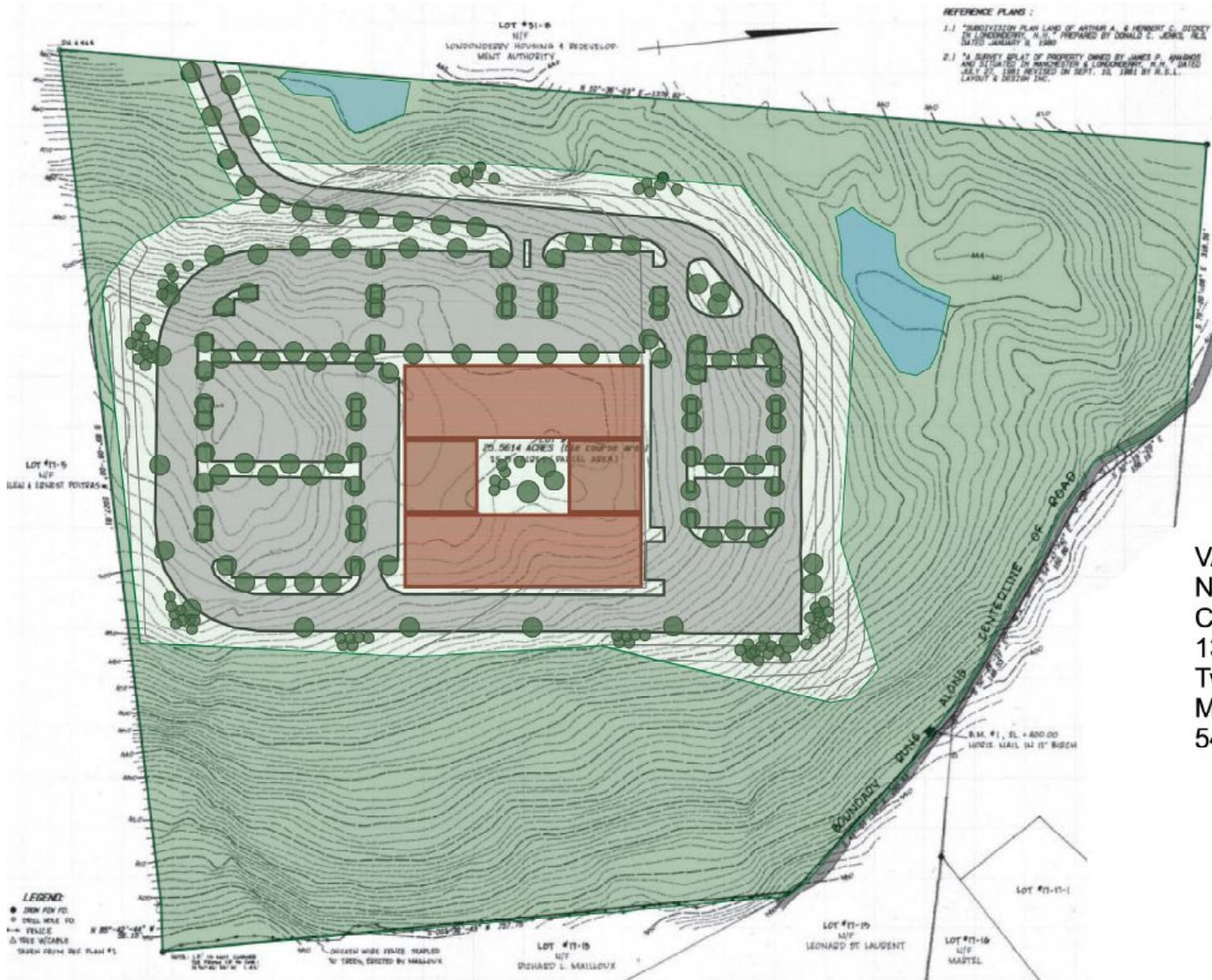
EAST OF THE MANCHESTER • BOSTON REGIONAL AIRPORT COMPLEX

South and west of South Willow Street/ NH Route 28, east of Harvey Road, and north of Grenier Field Road, in Londonderry.



The illustrative images of The Village on Technology Hill, superimposed on this aerial photo which approximate the future built environment adjacent to 591 Rear Mammoth Road, were adapted from the P.U.D. Master Plan prepared by that project's civil engineer, TF Moran, approved by the Town of Londonderry, and are publicly available on the Town's website.

OFFICE CONCEPT



REFERENCE PLANS:
 1.) "SUBDIVISION PLAN LAND OF ARTHUR A. & HENRIOT C. DESEY OF LONDONDERRY, N.H.," PREPARED BY DONALD C. JENKS, R.L.S., DATED JANUARY 8, 1940.
 2.) "A SURVEY PLAT OF PROPERTY OWNED BY JAMES P. ANDROS AND SITUATED IN MANCHESTER & LONDONDERRY, N.H.," DATED JULY 25, 1981 REVISED ON SEPT. 25, 1981 BY R.S.L. LAYOUT & DESIGN INC.



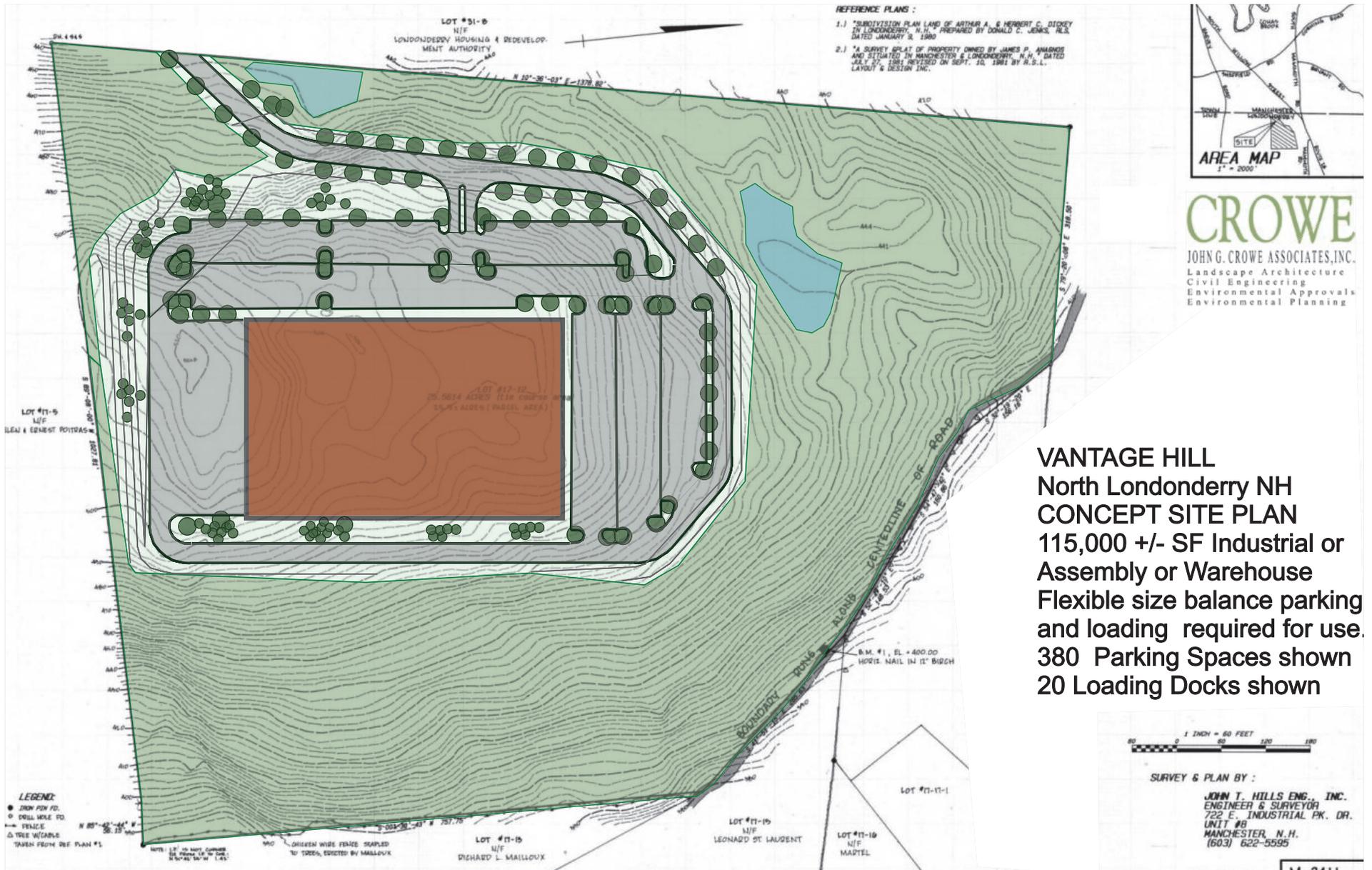
CROWE
 JOHN G. CROWE ASSOCIATES, INC.
 Landscape Architecture
 Civil Engineering
 jgca@crowe.com 781-570-2365

VANTAGE HILL
 North Londonderry NH
CONCEPT SITE PLAN
 135,000 S.F. Office Bldg.
 Two-Three Story, Single or
 Multi-tenant Capable
 540 Parking Spaces



SURVEY & PLAN BY:
JOHN T. HILLS ENG., INC.
 ENGINEER & SURVEYOR
 722 E. INDUSTRIAL PK. DR.
 UNIT #8
 MANCHESTER, N.H.
 (603) 622-5595

INDUSTRIAL CONCEPT

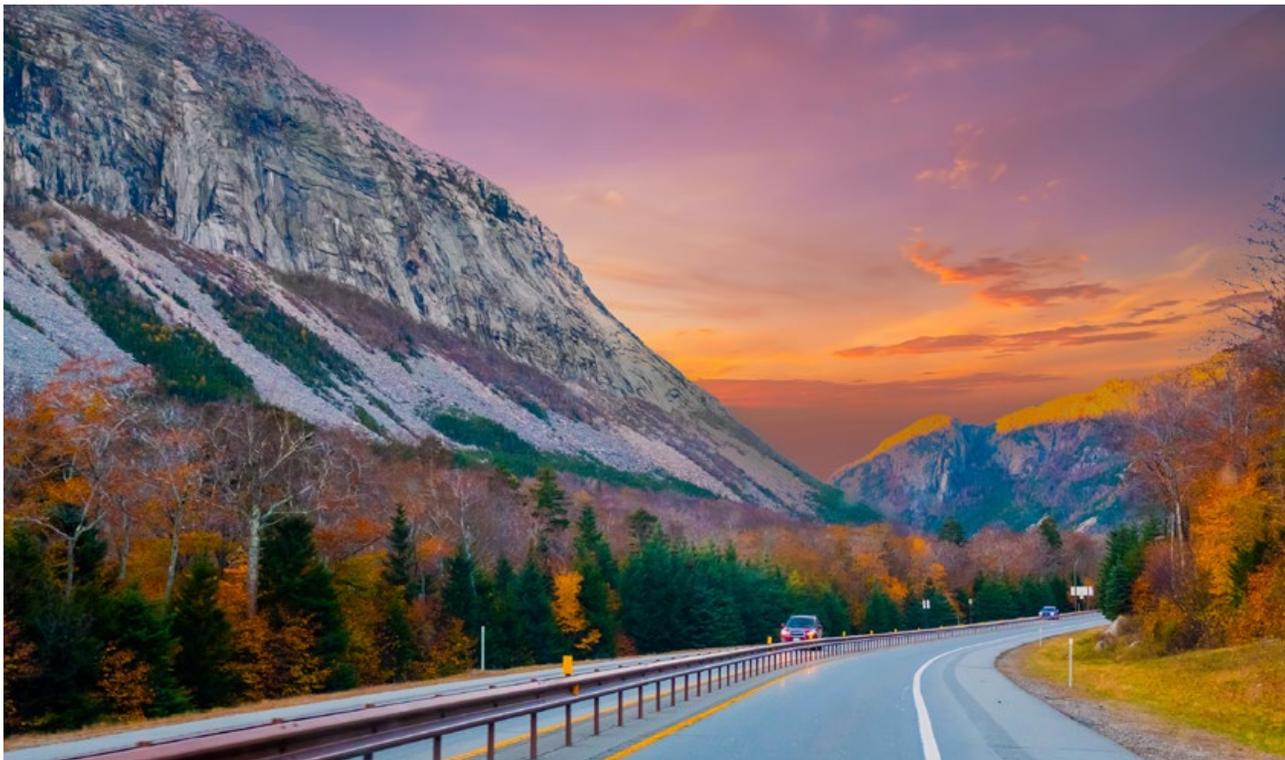


THE NEW HAMPSHIRE ADVANTAGE

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.



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



**Low Business
Taxes**



**Economic
Revitalization
Zone Tax
Credits**



**Highly Educated
Workforce**

#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)

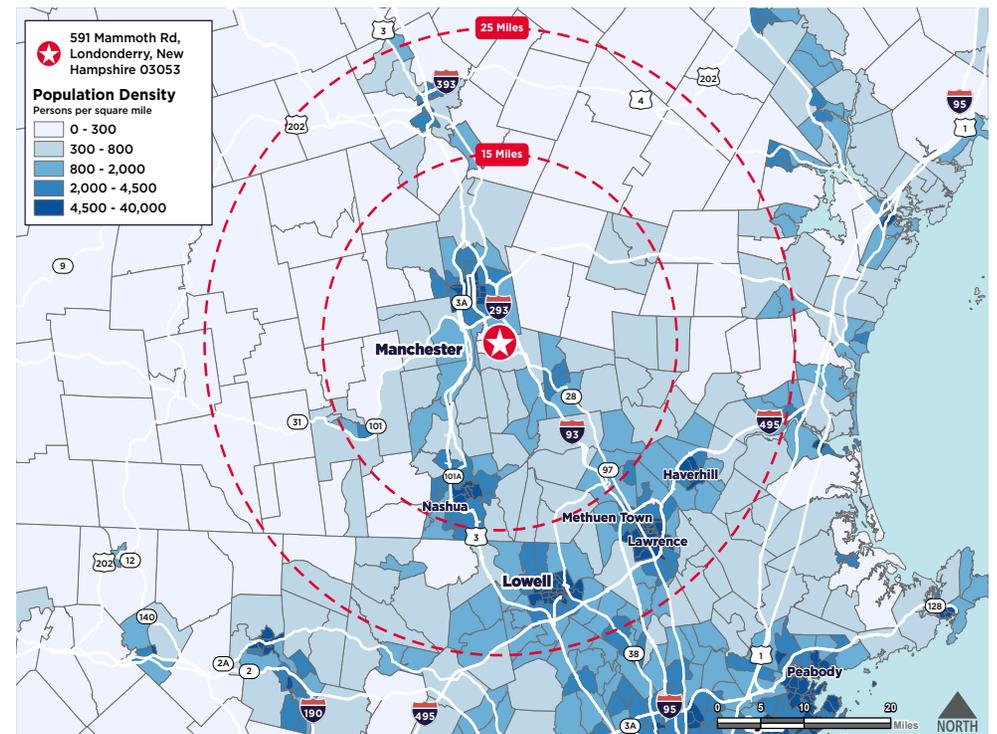
DEMOGRAPHICS

LABOR DEMOGRAPHICS

Manufacturing & Warehouse	15-mile radius	25-mile radius
Total Population 16+	419,526	1,055,413
Total Employed 16+	295,637	726,316
Manufacturing & Warehouse Employment	29,110	77,865
Manufacturing & Warehouse %	10.72%	12.59%
Associate degree or higher	51.59%	50.83%

DRIVE TIMES

 <p>5.70 miles 9.00 minutes</p>	 <p>Manchester Boston Regional Airport</p> <p>3.30 miles 6.00 minutes</p>
 <p>3.80 miles 7.00 minutes</p>	 <p>Portsmouth NH</p> <p>47.25 Miles 52.57 Minutes</p>
 <p>NH/MA Border</p> <p>25.40 Miles 30.81 Minutes</p>	 <p>Boston Logan Airport</p> <p>48.70 miles 50.00 minutes</p>



AMENITIES MAP



CORPORATE NEIGHBORS MAP



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