

FOR SALE :: MANCHESTER, NEW HAMPSHIRE

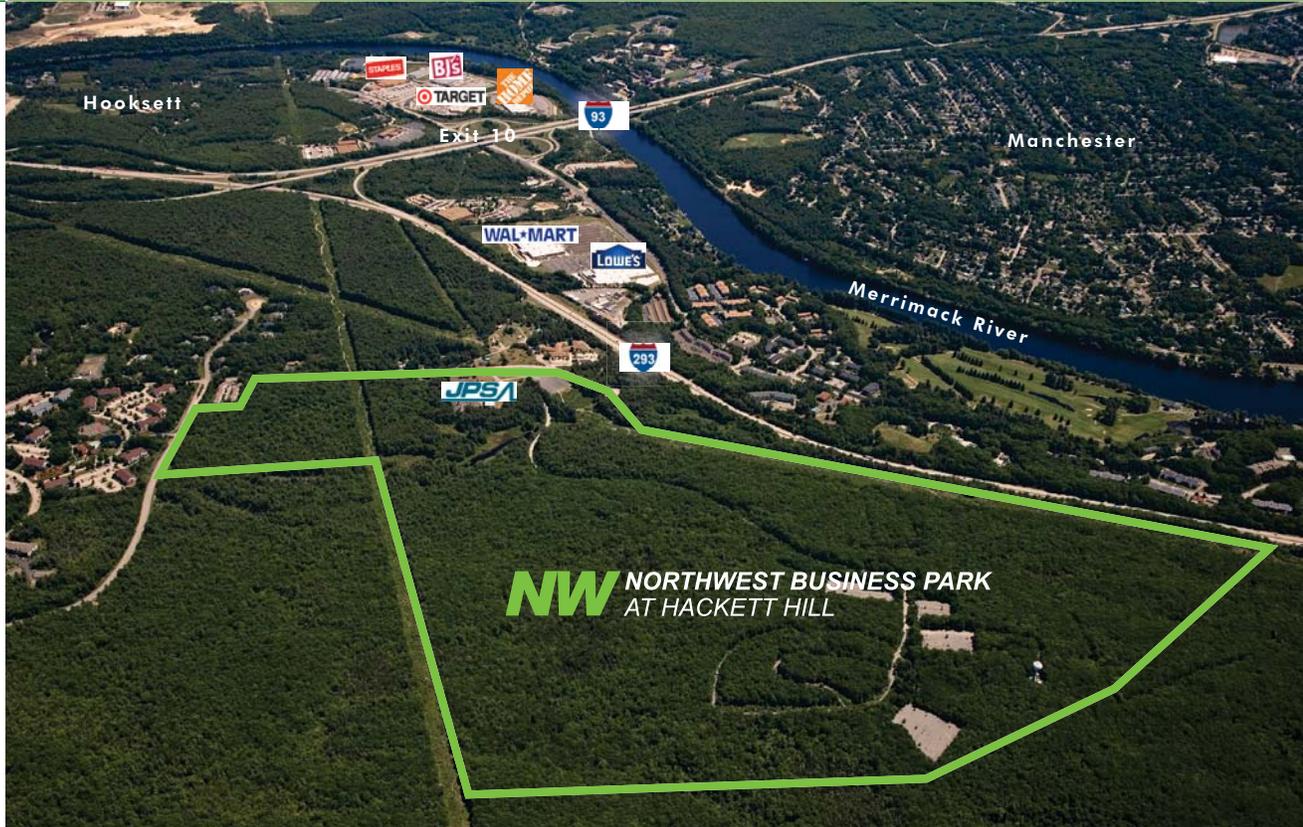
NW NORTHWEST BUSINESS PARK AT HACKETT HILL

MANCHESTER'S
NEWEST
BUSINESS PARK

TWELVE LOTS
RANGING IN
SIZE FROM 2.83
TO 26.28 ACRES

RESEARCH PARK
ZONING

CAMPUS SETTING



Aerial by LesVants.com.

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CB Richard Ellis is pleased to present the sale of land at Manchester's newest business park, Northwest Business Park at Hackett Hill.

12 lots are available for purchase, ranging in size from 2.83 to 26.28 acres. Three lots feature frontage on Hackett Hill Road. Current approvals are in place for buildings ranging in size from 20,000 to 150,000 SF. The park features research park zoning and a campus style setting. Lots one through nine may be available for purchase as a parcel of 87.77 acres. Northwest Business Park is only minutes from Exit 10 of Interstate 93.

Call Roger Dieker at 603.540.8315 for more information about joining JPSA Laser, the park's first tenant, at Northwest Business Park at Hackett Hill.

FOR MORE
INFORMATION
PLEASE CONTACT:

Roger Dieker

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CB RICHARD ELLIS

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LOT PRICES

Lot #	Lot Size (Acres)	Building Size (SF)	Retail Price	Traffic Assessment	Asking Price
1	22.90	82,000	\$1,066,000	\$101,450	\$1,167,450
2	8.93	50,000	650,000	61,860	711,680
3	8.04	20,000	260,000	24,744	284,744
4	6.33	24,000	312,000	29,693	341,693
5	10.79	50,000	650,000	61,860	711,860
6	12.75	60,000	780,000	74,232	854,232
7	6.34	30,000	390,000	37,116	427,116
8	7.40	28,000	364,000	34,642	398,642
9	4.29	30,000	390,000	37,116	427,116
1-9	87.77		4,862,000	462,713	5,324,533
10	26.28	150,000	1,950,000	185,580	2,135,580
11	2.83	20,000	260,000	24,744	284,744
12	7.21	20,000	260,000	24,744	284,744

LOCATION

Northwest Business Park is located just off Exit 7 of Interstate 293 and is in close proximity Interstate 93, Route 101 and the F.E. Everett Turnpike/Route 3. The site is less than 10 minutes from the Manchester-Boston Regional Airport. Hotels, conference centers, shopping and dining are all within close driving distance.

DRIVE TIMES

From	Distance (Miles)	Time (Minutes)
Downtown Manchester	4	8
Manchester Airport	10	17
Nashua	23	28
Burlington, MA	47	55
Boston, MA	56	59
Marlboro, MA	73	78

AREA MAP



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