

Class A Office Space

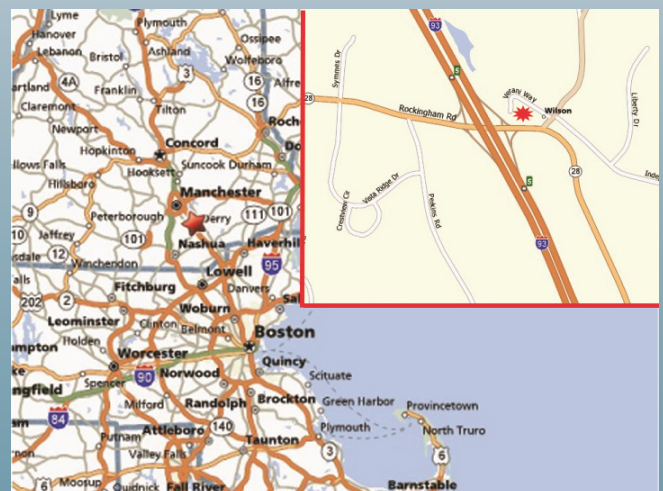
**One Verani Way
Londonderry, NH 03053**



Berkshire Hathaway Verani Commercial Division is pleased to announce the availability of 1st class office space with I-93 visibility. Located directly off I-93 Exit 5, the Verani Building features exceptional street and building signage.

Units available from 1,142 +/- SF to approximately 7,977 +/- SF. Tenants can utilize multi-media training facility and numerous high speed internet options (Comcast, T1, etc.). Municipal water and sewer allow for many types of business operations. You can't find a better location than this in Southern New Hampshire. Located close to Manchester/Boston Airport and conveniently on I-93 between Manchester/Concord and Mass/NH border.

*Pricing starting at
\$14 NNN*



BERKSHIRE HATHAWAY
Verani Realty
Commercial



Scott Reiff
603-845-9972
800-9VERANI x 2199

E-mail: Scott.Reiff@Verani.com

Subject to errors, omissions, prior sale, change or withdrawal without notice. This information has been secured from sources deemed reliable, but Berkshire Hathaway Verani nor Scott Reiff make no representation or warranties, expressed or implied, as to accuracy of the information.

General Information

*Property address:One Verani Way, Londonderry, NH 03053

- * ☒ Property Type: Office/professional with possibility for minor retail
- ☒ Access and Directions to property: From I-93. Take Exit 5 (Rt. 28/Rockingham Road) East. Building is immediately visible on NorthEast corner of I-93 and Route 28. Go .1 miles and turn left on Auburn Road. Go less than .1 miles and turn left on Verani Way. Building at end of road.
- ☒ Full description of Lot or Property: New modern building located at Exit 5 I-93 in Londonderry. Two levels with elevator access. Class A entryway and foyer. Large parking area and great highway signage. Ability for pass card entry and other security options available.
- ☒ Lot #: Map 16, Lot 5
- * ☒ Pricing: Rental rates from \$14 NNN

Site Data

- * ☒ Lot Size: 4.946
- * ☒ Frontage: Primary Road: 961.5' +/- on I-93 Secondary Road: 157' +/- on Route 28
- * ☒ Square Footage of Structure(s): 28,000
- ▽ ☒ Number of Floors: 2
- * ☒ Sewage: Private
- ☒ Gas: ☐ Propane ☒ Natural _____
- * ☒ Water: ☐ Well ☒ Municipal _____
- ▽ ☒ Number of Bathrooms: Four common restrooms located in building.
- ▽ ☒ Basement: Unfinished-_____
- ☒ Included: Furniture: See specific unit details Security system: _____ Phone system: _____ Other: _____
- ▽ ☒ Parking Spaces: Common use of approximately 115 spaces as allocated per lease agreement
- * ☒ Number of docks: _____ Door height: _____ ☒ NA
- * ☒ Number of drive-in doors: _____ Door height: _____ ☒ NA
- * ☒ Communications network: (DSL, cable, phone line only, etc.) T1 line into building
- * ☒ Zoning: C-II ☒ Permitted Uses: See enclosed details and verify at Londonderry Town offices.
- ☒ Signage: Signage available on street marquee. Building signage available. Entry door pylon space available. Specific unit signage available. Please see specific unit package for details.
- * ☒ Traffic count report: closest number: 76,000 ; 14,000 where: I-93 Exit 5 ; Route 28, East of I-93

Building Construction

- * ☒ Age of Building(s): 2002
- ▽ ☒ Type of Construction: Metal / Wood
- ▽ ☒ Ceiling Height: Most units are 8-9 feet ☒ Varied
- ▽ ☒ Exterior (Wood frame, glass, stucco, vinyl siding, etc.): Brick
- ▽ ☒ Floors (Carpeted, concrete, tile, etc.) Entry is tiled and see individual unit packages for details of units.
- ☒ Roof (Tile, Asphalt shingle, slate, etc.): Metal
- ☒ Lighting: Many units have upgraded indirect flourescent

Building Services

- * ☒ Heat Source (Fuel)/Heat Type: Natural gas/Forced hot air.
- ☒ Air Conditioning Source/Type: Central AC
- * ☒ Handicapped Access: Building meets 2002 ADA regulations. Elevator in building.
- ☒ Alarm Service: Building has various alarm systems. Individual units may vary. Keyed and/or card access entry to building and some units already installed.
- ▽ ☒ Sprinklers: ☒ Wet ☐ Dry None: _____
- * ☒ Electrical Service: Electric is separately metered for each unit.
- ☒ Additional Features: Conference/training facilities are available on main floor of building.

Additional Information

* ☒ NNN amount: Estimated at \$4.88 Nets include: Landscaping, taxes, CAM. See individual units for specific on each unit.

* ☒ Taxes: Included in NNN per year.

* ☒ Deed: Book: _____ Page: _____ Date: _____ Not available: X

☒ Area:

- o Other businesses: Exxon Mobil, Burger King, Subway, Wal*Mart
- o Transportation: I-93, Exit 5 and located walking distance from new Bus terminal
- o Local improvements: Many completed and future expansions on I-93 and Route 28.
- o Other area notables: New large scale retail and service development in progress at exit 5.

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**Beautiful Entryway with
Two-Story Atrium**

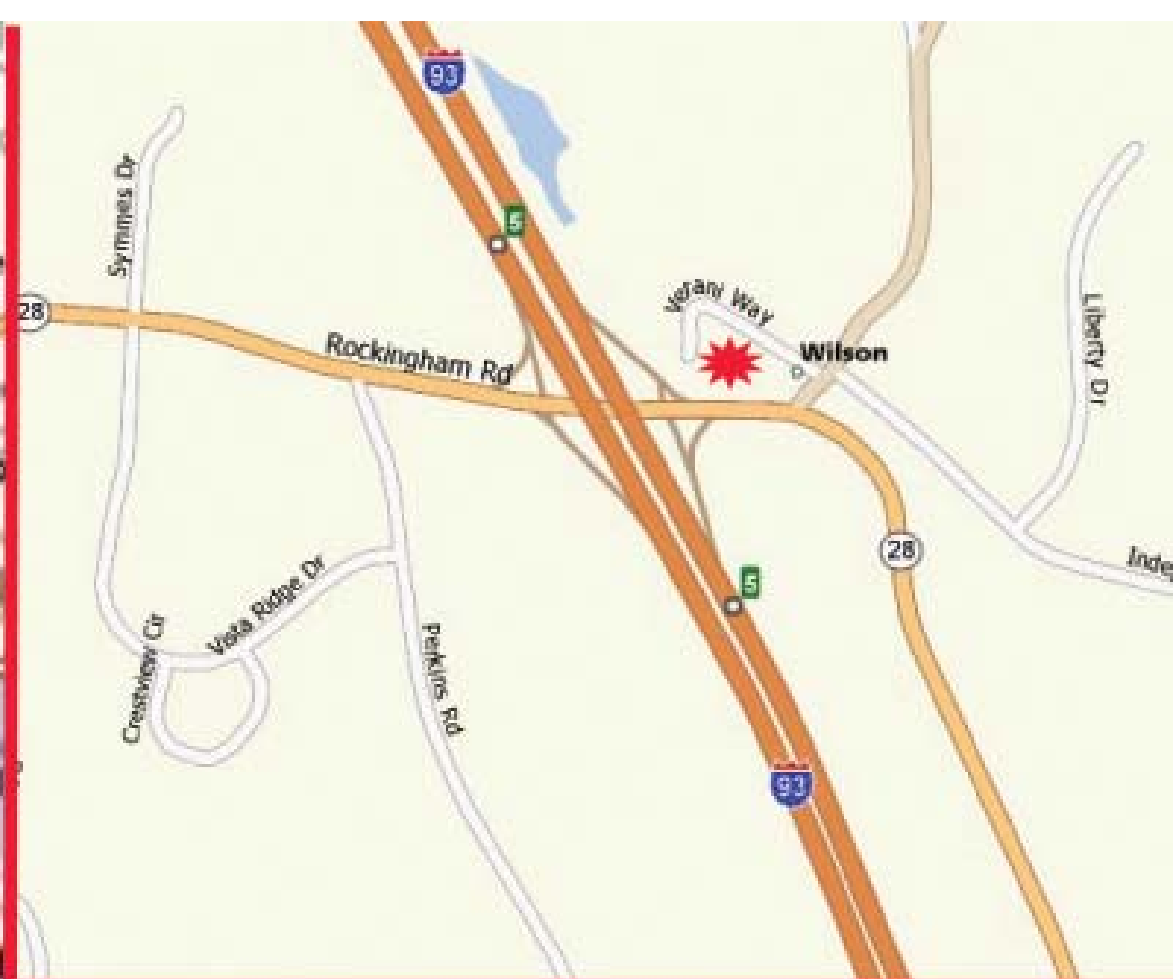


Conference Facilities Available



**Sample Office &
Kitchenette**

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Rt. 28

Verani
Building

Exit 5

I-93



For Assessment Purposes
Not to be used for Conveyances

GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.

DOLLARD
ASSOCIATES

Revised by:

77 DOLLARD ROAD
ALBANY, NH 05576-0100
(603) 485-6333

LEGEND

PARCEL NUMBERS 1 ADDRESS (100)
ADJACENT MAPS 2 LOT LINE
MATCH LINE TOWN LINE

15

18

23

DERRY

P/O 18-33

P/O 18-33

P/O 18-33

I-93
Exit 5

SERVICE

CORPUS

NEW HAMPSHIRE

13

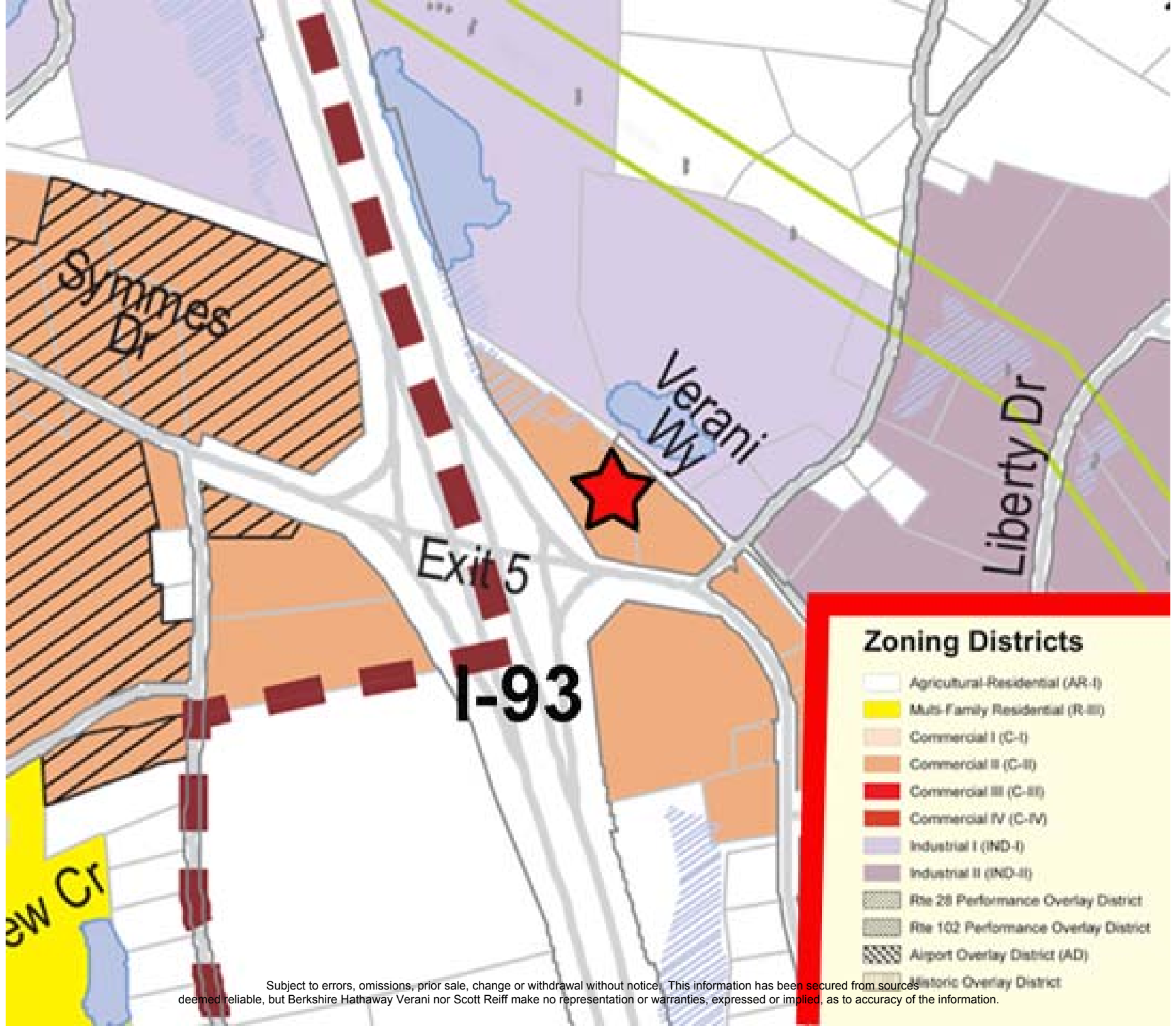
SCOBIE POND

REV.	DATE	DESCRIPTION	BY
A	8/13/95	CONSOLIDATED LOTS 64, 67, 70 AND LOT 66	JWB
B	5/17/96	CONSOLIDATED LOTS 6, 7, 143 INTO 4, 10000	JWB
C	11/16/97	PARCELS CONSOLIDATED LOTS 83, 84-1 INTO 84	JWB
D	12/1/97	UPDATED LOT 32-18	JWB
E	6/19/98	UPDATED	JWB
F	7/2/99	SUBDIVISION 12-1, 13-1 & 8-3	JWB

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PROPERTY MAP
TOWN OF LONDONDERRY

ROCKINGHAM COUNTY, NEW HAMPSHIRE
PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MASS.
SCALE: 1 INCH EQUALS APPROXIMATELY 400 FEET
DIGITIZED AND ELECTRONICALLY PREPARED BY
THE SOUTHERN NEW HAMPSHIRE PLANNING COM.



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Londonderry Zoning Ordinance Use Table

Overlay Districts

		AR-1	R-III	C-I	C-II	C-III	C-IV	IND-I	IND-II	AD	POD - 102*	POD - 28*	CO	AH	AZ	FP
RESIDENTIAL AND AGRICULTURAL																
	Agriculture	P	P													
	Assisted Living Facilities		P	P	P	P					P	P				
	Back Lot Development	C											See specific district regs.			
	Dwelling, multi-family		P													
	Dwelling, single family	P	P			S										
	Dwelling, two-family	P	P			S										
	Elderly Housing	P	P	P	P	P	P				P	P				
	Manufactured housing	P														
	Mixed use residential						P									
	Mobile homes	P														
	Nursing Home and accessory uses		P	P	P	P					P	P				
	Planned residential development	P														
	Preexisting manufactured housing parks	P														
	Presite Built Housing	P														
CIVIC USES																
	Community center			P	P		C									
	Cemetery	P														
	Public Facilities	P		P	P		C	P	P	P						
	Public Utilities	P	P	P	P			S	S	S						
	Recreational Facilities, Public	P			P						P	P				
	Religious Facilities	P		P	P	P	P				P	P				
BUSINESS USES																
	Aeronautical Facilities									P						
	Bed and Breakfast Homestay	P														
	Business center development			P	P						P	P				
	Day Care Center, Adult						C									
	Drive-thru window as an accessory use			P	P											
	Drive-in establishments			P	P											
	Drive-in theatres				P											

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

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Londonderry Zoning Ordinance Use Table

	AR-1	R-III	C-I	C-II	C-III	C-IV	IND-I	IND-II	AD	POD - 102*	POD - 28*	CO	AH	AZ	FP
Financial institution			P	P											
Funeral homes			P	P	P										
Excavation, including Temporary and Permanent Manufacturing Plants as an accessory use.	P		P	P	P		P	P	P						
Group Child Care Center					P	C	S	S		C	C				
Home Occupation	S														
Hotels				P											
Manufacturing, Heavy								P	P						
Manufacturing, Light				P			P	P	P						
Membership club			P	P											
Motels				P											
Motor Vehicle Maintenance, Major Repair and Painting								P	P						
Motor vehicle rental									P						
Motor Vehicle Station, Limited Service				P		C**			P						
Recreation, commercial			P	P						P	P				
Retail sales establishment			P	P		P				P	P				
Professional office			P	P	P	P	P	P	P	P	P				
Repair services			P	P		P	P	P	P	P	P				
Research Laboratory				P			P	P	P						
Restaurant			P	P		C			P	P	P				
Restaurant, fast food			P	P											
Sales of Heavy Equipment or Heavy Trucks as an accessory use							C	C							
School, Private					P					P	P				
Service establishment			P	P			P	P	P	P	P				
Sexually oriented businesses			P	P											
Storage, self serve				P			P	P		C	C				
Terminal, Airplane									P						
Terminal, Trucking								P	P						
Vehicle Sales Establishment				P											
Warehouse				P			P	P	P	C	C				
Wholesale establishment				P			P	P	P						

*Any use permitted in the underlying zoning district, which is not a permitted use in the Performance Overlay District is considered a Conditional Use

**See section 2.4.1.B.4 for additional dimensional requirements related to fuel dispensers

P = Permitted Use

C = Requires Conditional Use Permit

S = Requires Special Exception

Londonderry, NH



Community Contact

Londonderry Planning & Economic Development
Cynthia A. May, ASLA, Town Planner/Dept Manager
268B Mammoth Road
Londonderry, NH 03053

Telephone
Fax
E-mail
Web Site

(603) 432-1100 x103
(603) 432-1128
cmay@londonderrynh.org
www.londonderrynh.org

Municipal Office Hours

Monday through Friday, 8:30 am - 5 pm

County
Labor Market Area
Tourism Region
Planning Commission
Regional Development

Rockingham
Nashua NH-MA NECTA Division, NH Portion
Merrimack Valley
Southern NH
Regional Economic Development Corp.

Election Districts

US Congress
Executive Council
State Senate
State Representative

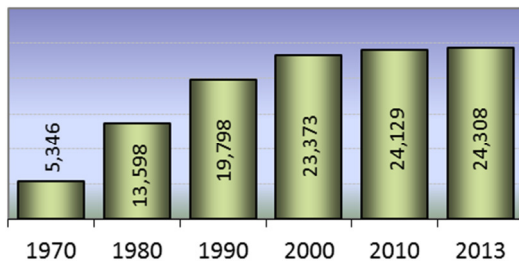
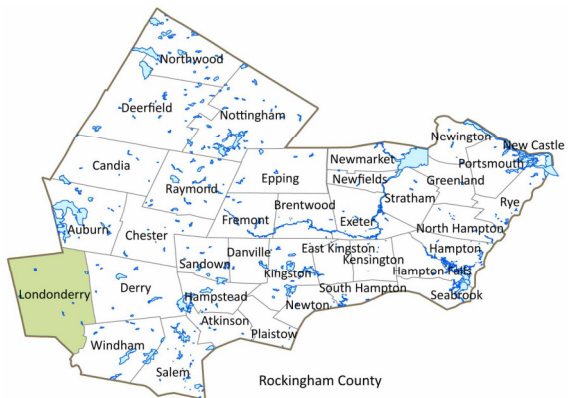
District 1
District 4
District 14
Rockingham County District 5

Incorporated: 1722

Origin: This region was settled by Scotch colonists in 1718 at the encouragement of Massachusetts Governor Samuel Shute, when New Hampshire was still considered part of that colony. It was at that time known as Nutfield because of heavily wooded areas. In 1722, the township was incorporated as Londonderry, after the town in Ireland from where many of the settlers had come. At the time, Londonderry was the second-largest town in New Hampshire, and included all or part of Derry, Manchester, and Windham. Early Londonderry settlers spread out into surrounding villages, bringing Scottish and Irish names such as Antrim, Derry, and Dunbarton.

Villages and Place Names: North Londonderry, West Derry, Wilson

Population, Year of the First Census Taken: 2,622 residents in 1790



Population Trends: Londonderry had the sixth largest percent change and the fifth largest numeric change over 53 years. Population change totaled 21,851, from 2,457 in 1960 to 24,308 in 2013. The largest decennial percent change was an 154 percent increase between 1970 and 1980, which followed an 118 percent increase the previous decade. The 2013 Census estimate for Londonderry was 24,308 residents, which ranked tenth among New Hampshire's incorporated cities and towns.

Population Density and Land Area, 2013 (US Census Bureau): 578.3 persons per square mile of land area. Londonderry contains 42.0 square miles of land area and 0.1 square miles of inland water area.

Economic & Labor Market Information Bureau, NH Employment Security, November 2014. Community Response Received **7/14/2014**

All information regarding the communities is from sources deemed reliable and is submitted subject to errors, omissions, modifications, and withdrawals without notice. No warranty or representation is made as to the accuracy of the information contained herein. Special questions regarding individual cities and towns should be directed to the community contact deemed reliable, but Berkshire Hathaway Verani nor Scott Reiff make no representation or warranties, expressed or implied, as to accuracy of the information.

MUNICIPAL SERVICES

Type of Government	Town Council
Budget: Municipal Appropriations, 2015	\$28,054,908
Budget: School Appropriations, 2015	\$66,240,583
Zoning Ordinance	1962/13
Master Plan	2012
Capital Improvement Plan	Yes
Industrial Plans Reviewed By	Planning Board

Boards and Commissions

Elected:	Town Council; School; Budget; Library
Appointed:	Planning; Conservation; Recreation; Elder Affairs; Heritage; ZBA

Public Library	Leach
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EMERGENCY SERVICES

Police Department	Full-time
Fire Department	Municipal
Emergency Medical Service	Municipal

Nearest Hospital(s)	Distance	Staffed Beds
Parkland Medical Center, Derry	4 miles	82

UTILITIES

Electric Supplier	PSNH; NH Electric Coop
Natural Gas Supplier	Liberty Utilities
Water Supplier	Pennichuck; Manchester Water Works & private wells

Sanitation	Private septic & municipal
Municipal Wastewater Treatment Plant	Yes
Solid Waste Disposal	
Curbside Trash Pickup	Municipal
Pay-As-You-Throw Program	No
Recycling Program	Voluntary

Telephone Company	Fairpoint
Cellular Telephone Access	Yes
Cable Television Access	Yes
Public Access Television Station	Yes
High Speed Internet Service: Business	Yes
Residential	Yes

PROPERTY TAXES (NH Dept. of Revenue Administration)

2013 Total Tax Rate (per \$1000 of value)	\$21.10
2013 Equalization Ratio	108.5
2013 Full Value Tax Rate (per \$1000 of value)	\$23.31

2013 Percent of Local Assessed Valuation by Property Type

Residential Land and Buildings	66.2%
Commercial Land and Buildings	16.8%
Public Utilities, Current Use, and Other	17.0%

HOUSING

(ACS 2008-2012)

Total Housing Units	8,843
Single-Family Units, Detached or Attached	7,312
Units in Multiple-Family Structures:	
Two to Four Units in Structure	397
Five or More Units in Structure	715
Mobile Homes and Other Housing Units	419

DEMOGRAPHICS

(US Census Bureau)

Total Population	Community	County
2013	24,269	297,820
2010	24,129	295,223
2000	23,373	278,748
1990	19,798	246,744
1980	13,598	190,345
1970	5,346	138,951

Demographics, American Community Survey (ACS) 2008-2012

Population by Gender			
Male	12,181	Female	12,008

Population by Age Group

Under age 5	1,088
Age 5 to 19	6,440
Age 20 to 34	3,250
Age 35 to 54	8,452
Age 55 to 64	2,836
Age 65 and over	2,123
Median Age	39.9 years

Educational Attainment, population 25 years and over

High school graduate or higher	95.6%
Bachelor's degree or higher	41.2%

INCOME, INFLATION ADJUSTED \$

(ACS 2008-2012)

Per capita income	\$37,865
Median family income	\$105,540
Median household income	\$90,940

Median Earnings, full-time, year-round workers

Male	\$68,843
Female	\$49,897

Individuals below the poverty level	2.9%
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LABOR FORCE

(NHES – ELMI)

Annual Average	2003	2013
Civilian labor force	13,954	14,381
Employed	13,247	13,614
Unemployed	707	767
Unemployment rate	5.1%	5.3%

EMPLOYMENT & WAGES

(NHES – ELMI)

Annual Average Covered Employment	2003	2013
Goods Producing Industries		
Average Employment	2,938	3,894
Average Weekly Wage	\$ 987	\$1,172
Service Providing Industries		
Average Employment	8,593	8,215
Average Weekly Wage	\$ 679	\$ 771
Total Private Industry		
Average Employment	11,532	12,109
Average Weekly Wage	\$ 757	\$ 900
Government (Federal, State, and Local)		
Average Employment	1,162	1,112
Average Weekly Wage	\$ 684	\$1,011
Total, Private Industry plus Government		
Average Employment	12,694	13,221
Average Weekly Wage	\$ 751	\$ 909

EDUCATION AND CHILD CARESchools students attend: **Londonderry operates grades K-12**District: **SAU 12**Career Technology Center(s): **Pinkerton Academy CATE, Derry; Salem High School Vocational Center**Region: **17**

Educational Facilities (includes Charter Schools)	Elementary	Middle/Junior High	High School	Private/Parochial
Number of Schools	4	1	1	2
Grade Levels	P K 1-5	6-8	9-12	P K 1-12
Total Enrollment	1,840	1,084	1,621	112

Nearest Community College: **Nashua**Nearest Colleges or Universities: **New England; Mount Washington College; Southern NH University; UNH-Manchester**

2014 NH Licensed Child Care Facilities (DHHS-Bureau of Child Care Licensing)

Total Facilities: **27** Total Capacity: **1,534**

LARGEST BUSINESSES	PRODUCT/SERVICE	EMPLOYEES	ESTABLISHED
L-3 Warrior Systems	Laser aiming & illumination devices manufacturer	761	
Harvey Industries	Window manufacturer	500	2007
Londonderry School District	Education	493	
Stonyfield Farms	Yogurt producer	375	1989
United Parcel Service Inc.	Parcel delivery services	288	1993
Coca Cola	Beverage manufacturer	200	
Vibro-meter	Aerospace component manufacturer	188	
Continental Paving	Road construction	165	1986
Shaw's Supermarket	Supermarket	140	
CTS, Corp.	Electronic components manufacturer	130	

TRANSPORTATION (*distances estimated from city/town hall*)

Road Access	US Routes	
	State Routes	28, 102, 128
Nearest Interstate, Exit		I-93, Exits 4 - 5
Distance		Local access

Railroad	No
Public Transportation	CART

Nearest Public Use Airport, General Aviation

Manchester-Boston Regional	Runway	9,250 ft. asphalt
Lighted? Yes	Navigation Aids?	Yes

Nearest Airport with Scheduled Service

Manchester-Boston Regional	Distance	Local
Number of Passenger Airlines Serving Airport		4

Driving distance to select cities:

Manchester, NH	10 miles
Portland, Maine	103 miles
Boston, Mass.	43 miles
New York City, NY	248 miles
Montreal, Quebec	269 miles

COMMUTING TO WORK (*ACS 2008-2012*)

Workers 16 years and over	
Drove alone, car/truck/van	84.4%
Carpooled, car/truck/van	6.4%
Public transportation	1.1%
Walked	1.2%
Other means	0.6%
Worked at home	6.3%
Mean Travel Time to Work	30.0 minutes

Percent of Working Residents: ACS 2008-2012

Working in community of residence	25.3
Commuting to another NH community	52.4
Commuting out-of-state	22.3

RECREATION, ATTRACTIONS, AND EVENTS

X	Municipal Parks
X	YMCA/YWCA
	Boys Club/Girls Club
X	Golf Courses
X	Swimming: Indoor Facility
	Swimming: Outdoor Facility
	Tennis Courts: Indoor Facility
X	Tennis Courts: Outdoor Facility
	Ice Skating Rink: Indoor Facility
	Bowling Facilities
X	Museums
X	Cinemas
	Performing Arts Facilities
X	Tourist Attractions
X	Youth Organizations (i.e., Scouts, 4-H)
X	Youth Sports: Baseball
X	Youth Sports: Soccer
X	Youth Sports: Football
X	Youth Sports: Basketball
X	Youth Sports: Hockey
	Campgrounds
X	Fishing/Hunting
	Boating/Marinas
X	Snowmobile Trails
X	Bicycle Trails
X	Cross Country Skiing
	Beach or Waterfront Recreation Area
	Overnight or Day Camps

Nearest Ski Area(s): **McIntyre, Gunstock, Sunapee**Other: **Hiking; Tupelo Music Hall**

STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION
BUREAU OF TRAFFIC

Bureau of Planning, Traffic Section, Traffic Reports											20-Feb-15
STAT.	TYPE	LOCATION	FC	2007	2008	2009	2010	2011	2012	2013	2014
Town: LONDONDERRY											
269002	62	I-93 BETWEEN EXITS 5 - 5A (SB-NB) (61269002-61269001)	01	*	*	*	79000	*	76000	*	*
269012	82	HARDY RD SOUTH OF SPRING RD	17	*	*	3800	*	*	3800	*	*
269013	82	PILLSBURY RD EAST OF HARDY RD	17	*	*	8600	*	*	8800	*	*
269015	82	ASH ST EAST OF LONDONDERRY RD	16	*	*	6100	*	*	6700	*	*
269017	82	NH 28A (SO. MAMMOTH RD) AT MANCHESTER TL (SB-NB) (81269024-81269023)	16	4900	*	*	4500	*	*	4400	*
269018	82	PERIMETER RD NORTH OF NEWBURY RD AT MANCHESTER TL	17	6600	*	*	4800	*	*	5200	*
269019	82	SO. PERIMETER ROAD WEST OF HARVEY ROAD	19	1400	*	*	1300	*	*	*	*
269042	82	GILCREAST RD OVER BEAVER BROOK	17	*	*	8100	*	*	8100	*	*
269043	82	CROSS RD WEST OF APPLE BLOSSOM DR	19	*	*	360	*	*	370	*	*
269044	82	STOKES RD OVER LITTLE COHAS BROOK	19	*	*	50	*	*	50	*	*
269045	82	HARVEY RD AT STATE OF NH RR CROSSING	17	6500	*	*	5300	*	*	6600	*
269046	82	NH 28 (ROCKINGHAM RD) NORTH OF LIBERTY DR	16	*	*	20000	*	*	14000	*	*
269047	82	SOUTH RD OVER BEAVER BROOK	17	*	*	5100	*	*	4700	*	*
269048	82	NH 102 (NASHUA RD) EAST OF HAMPTON DR	14	*	*	27000	*	*	31000	*	*
269049	82	NH 28 SOUTH OF NH 28A	16	13000	*	*	12000	*	*	11000	*
269050	82	NH 102 (NASHUA RD) AT HUDSON TL (EB-WB) (81269111-81269112)	14	*	*	14000	*	*	14000	*	*
269052	82	NH 128 (MAMMOTH RD) SOUTH OF SMITH LN	16	*	*	5800	*	*	7700	*	*