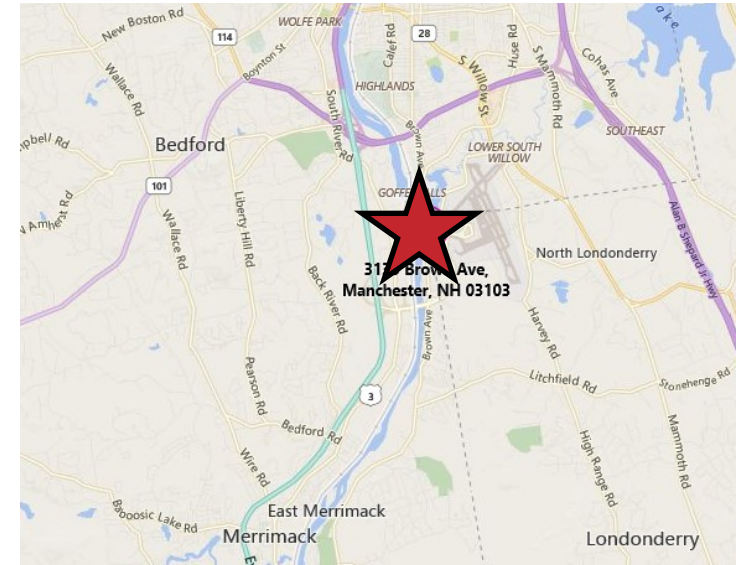


Vacant Commercial Land For Lease



3139 Brown Avenue

Manchester NH

A mostly open, upwardly sloping 3.3+/- acre parcel of land for lease located at the busy corner of Brown Avenue (NH Route 3A) and Perimeter Road at the main entrance to the Manchester-Boston Regional Airport. This high-visibility site is bisected by the Manchester/Londonderry town line and is believed to be best suited for professional office development. The parcel is serviced by municipal water and sewer, electric and natural gas utilities. Zoning is R-1B, Residential Single Family on its Manchester portion and IND-II, Industrial II (with AD-Airport District overlay) on its Londonderry portion.

ASKING PRICE:

\$.30/SF OF TOTAL LAND AREA

[Click here for more information.](#)

Judy Niles-Simmons

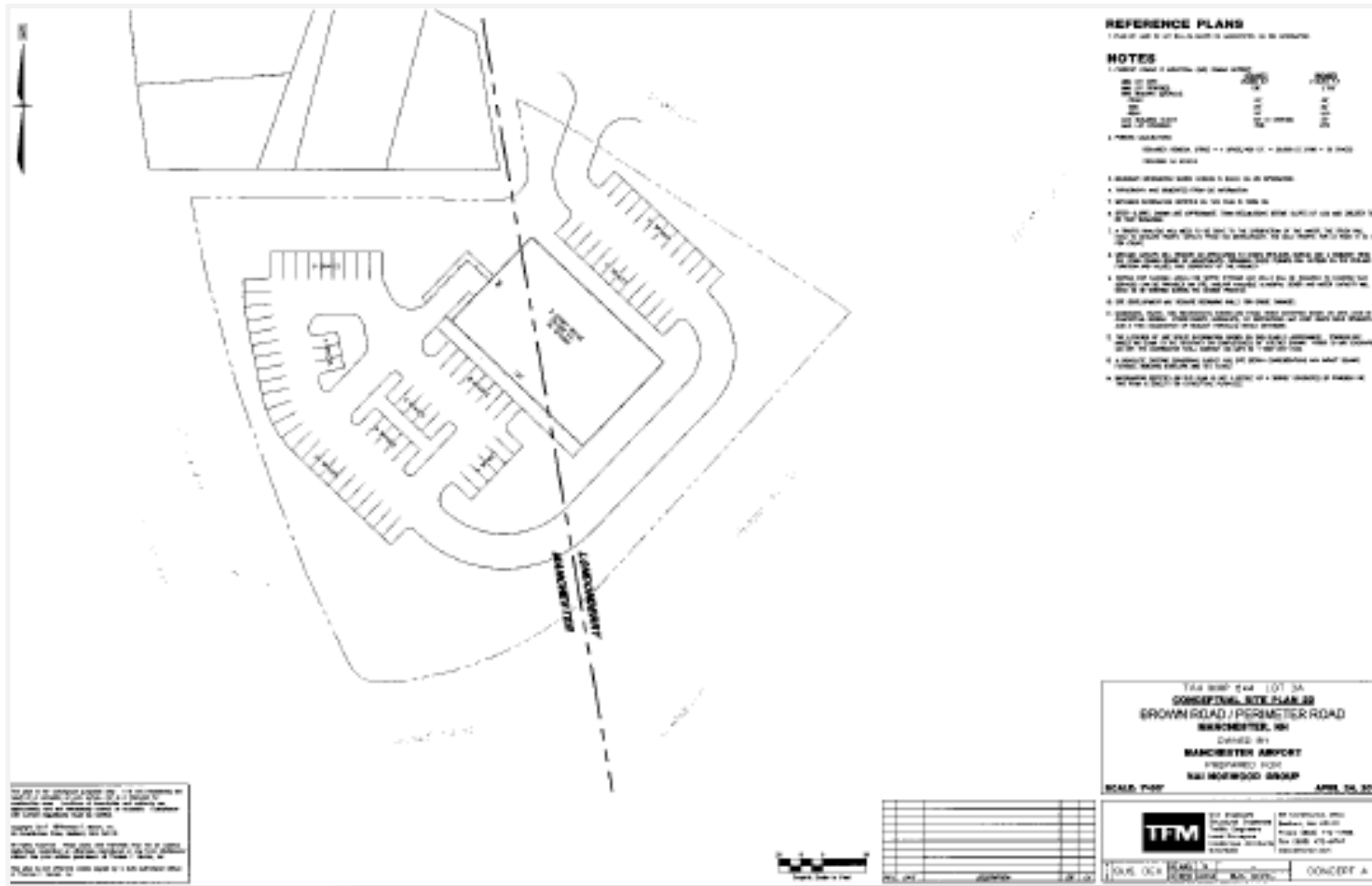
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Vacant Commercial Land For Lease



This concept plan is provided by TF Moran. The intent is to provide a prospective buyer with a path for a potential future development. It is conceptual only and no regulatory approvals are in place or represented by the Owner, Broker or TF Moran.