



THE SEYON GROUP AND BERKELEY PARTNERS ACQUIRE 305,774 SF WAREHOUSE IN LONDONDERRY, NH

(January 5, 2022) The Seyon Group (“Seyon”), in partnership with Berkeley Partners (“Berkeley”), announced it has acquired 11 Ricker Avenue in Londonderry, New Hampshire (“Property”). The Property is a 20’ to 30’ clear warehouse located 48 miles north of downtown Boston, less than 20 miles from the Massachusetts border, and less than 3 miles from I-93, offering efficient access to major distribution corridors in the surrounding areas. The Property sits within an established industrial hub adjacent to the Manchester-Boston Regional Airport, surrounded by a diverse roster of industrial users that are attracted to the area because of its proximity to the airport, convenient highway accessibility and robust amenity base anchored by The Mall of New Hampshire, which features 115 shops and restaurants. This transaction closed on December 17th and marked a rare opportunity to acquire a Class A warehouse in a desirable location north of Boston.

Built in 1970 and renovated/expanded in 1977, 1995 and 2021-2022, 11 Ricker Avenue is a 241,650 square foot warehouse that is 100% leased to two tenants. The building is currently undergoing a 64,124 square foot expansion to accommodate the growing warehouse needs of each of the two tenants. The Property sits on 29.6 acres and includes 24 dock doors, 4 drive-in doors, and 285 parking spaces.

“11 Ricker is a strategic addition to this partnership’s growing portfolio of functional, well-located assets,” said Michael Baldwin, Vice President at Seyon. “We welcome two high-quality tenants to our portfolio and look forward to accommodating their future growth through potential future expansion on the site adjacent to the Boston-Manchester Regional Airport, Route 3, and I-93.”

Newmark exclusively represented the seller in this transaction.

About Seyon

The Seyon Group is a boutique real estate investment firm that targets institutional quality investments within top-tier Northeast markets. Founded in January 2017 by Bryan Blake and Andrew Iglowski, Seyon works to identify the highest quality assets situated in strategic, difficult-to-replicate locations, frequently with a potential for higher future uses. By focusing on the extreme highest point of the quality spectrum, Seyon is a landlord to many leading e-commerce, logistical and other high growth organizations that either prefer or require state-of-the-art logistical facilities.

About Berkeley Partners

Berkeley Partners, along with its affiliated entities, is a fully integrated principal investment firm focused exclusively on light industrial real estate. Since 2005, our affiliates have sponsored a series of value-add and core-plus investment vehicles dedicated to the light industrial sector. The Firm’s vertically integrated platform includes competencies in asset management, property management, leasing management and construction management. As of September 30, 2021, Berkeley Partners owns and operates approximately 8.6 million square feet of light industrial real estate across targeted growth and gateway markets within the United States, with AUM totaling \$1.8 billion.

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