



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

**Town Planner's Review**  
**Wednesday, June 14, 2023**

IX. **121 Technology Drive – Plans for the building.** Informal presentation by Brandon Kelly, President of R. J. Kelly, owner of 121 Technology Drive (formerly known as the Goss Building) about plans for the building.

➤ Brandon Kelly will update the Planning Board on activity at 121 Technology Drive.

The 440,000 square foot building at the end of Technology Drive is 121 Technology Drive. The site is 143 acres and is zoned Office Research Light Industrial (ORLI). ORLI allows office uses, research and development, and light manufacturing by right. A warehouse, as a principal use, is allowed by conditional use. Here is an excerpt from a letter to me from Brandon Kelly in February 2023.

*“RJ Kelly is a New England based, vertically integrated commercial real estate firm. Over the past decade, we have made investing in New Hampshire real estate a substantial focus of our business, including the purchase of 121 Technology Drive in October 2021. The Property was originally built in 1986 and expanded in 2004. It was used as the US manufacturing and office headquarters of Heidelberger Americas (later Heidelberg-Goss), a manufacturer of printing machines and equipment. These companies employed a large number of people in the area, but due to the decline of the printing industry, Heidelberg-Goss vacated the building leaving it mostly vacant except for the UNH’s John Olson Center for Advanced Manufacturing and Northeast Passage.*

*“RJ Kelly purchased the Property because it is a large, unique asset with significant excess land for future development. Over the past 16 months, we explored many options, including tearing down the existing building in favor of a new large-scale logistics facility. We also worked with many prospective office, warehouse, and manufacturing tenants. Ultimately, it became clear that the most practical and environmentally conscious option is to preserve the existing building because it possesses the opportunity to cater to a wide variety of tenants in the market by simply modernizing the building and its systems.*

*“...In conjunction with overhauling the existing tenant spaces, we are proposing a sizeable investment into the overall building, including renovating much of the existing façade, creating new Class A lobbies and common areas, and replacing and modernizing the existing mechanical systems... We are in a unique position to completely transform the mostly vacant building into a synergistic high-tech manufacturing headquarters facility that will be a true asset for the Town of Durham for years to come...”*

