# **LARGE INDUSTRIAL SPACE FOR LEASE** 77 Merrimack Street, Concord, NH 03303

Listing ID: Status: Property Type: Industrial Type: Contiguous Space: Total Available: Lease Rate: Base Monthly Rent: Lease Type: Loading: Ceiling: 30826537 Active Industrial For Lease Cold Storage, Flex Space 36,000 SF 36,000 SF \$9.95 PSF (Annual) \$29,850 NNN 3 Docks 21 ft.

#### **Overview/Comments**

Hard to find high bay industrial space!

The ceiling height is 17'3" clear at the eaves, 21' clear at the center.

Dimensions of the lease space are 120' wide by 300' deep. There are two loading dock height doors in the front of the building and to the rear of the building there is a 20' x 40' +/- loading platform and a 54' wide ramp – open loading platform for up to three truck positions.

Lighting is Hi-Bay Metal Halide, one dry sprinkler system.

Bay spacing is 20' x 60'. Availability is subject to prior notice to existing tenant in the space. Room for 25-on-site vehicle parking. Additional parking is available!



#### **More Information Online**

https://www.newenglandcommercialproperty.com/listing/3082653

#### **QR** Code

Scan this image with your mobile device:



### **General Information**

| Tax ID/APN: | 0534/P 3//      |
|-------------|-----------------|
| Zoning:     | IN - INDUSTRIAL |
| Land Area:  | 21.49 Acres     |

Industrial Type Cold Storage, Flex Space, Food Processing, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Self Storage, Truck Terminal, Warehouse/ Distribution, Other

#### **Available Space**

| Suite/Unit Number:   | 1                      | Lease Rate:        | \$9.95 PSF (Annual) |
|----------------------|------------------------|--------------------|---------------------|
| Suite Floor/Level:   | 1                      | Lease Type:        | NNN                 |
| Space Available:     | 36,000 SF              | Real Estate Taxes: | \$0.63 PSF (Annual) |
| Minimum Divisible:   | 36,000 SF              | CAM Expenses:      | \$1.21 PSF (Annual) |
| Maximum Contiguous:  | 36,000 SF              | Offices:           | 1                   |
| Space Subcategory 1: | Manufacturing          | Parking Spaces:    | 25                  |
| Space Subcategory 2: | Warehouse/Distribution | Loading Docks:     | 3                   |
| Space Type:          | New                    | Drive In Bays:     | 0                   |
| Date Available:      | 12/19/2022             | Clear Height:      | 21                  |

Space Description Hard to find in the Concord area, high bay warehouse space. This property is in the Economic Revitalization Zone. Heat is natural gas.

#### **Area & Location**

Highway Access:

Minutes off of Interstate 93.

Prepared by Wendy E. Keeler, Fairway Real Estate, LLC Dec 6, 2022 on NECPE

# **Building Related**

| Tenancy:              | Single Tenant                            | Column Spacing:      | 20' x 60'    |
|-----------------------|--|----------------------|--------------|
| Number of Stories:    | 1  | Passenger Elevators: | 0            |
| Property Condition:   | Good                                     | Freight Elevators:   | 0            |
| Year Built:           | 1925                                     | Sprinklers:          | Dry          |
| Year Renovated:       | 2019                                     | X-Phase:             | 3 Phase      |
| Construction/Siding:  | Brick, Concrete, Steel Frame, Wood Frame | Heat Type:           | Natural Gas  |
| Parking Type:         | Surface                                  | Heat Source:         | Wall Units   |
| Total Parking Spaces: | 175                                      | Lighting:            | Metal Halide |
|                       |  |                      |              |

#### Land Related

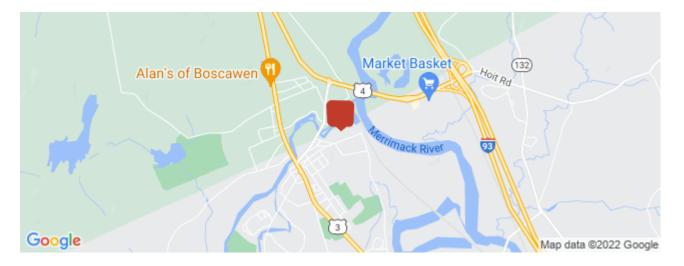
IN - Industrial Zoning Description: Water Service: Municipal Municipal

## Location

Sewer Type:

Address: County: MSA:

77 Merrimack Street, Concord, NH 03303 Merrimack Concord



# **Property Images**





INTERIOR OF 36,000 SF

REAR OF 36,000 SF

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# **Property Contacts**



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