

# LARGE INDUSTRIAL SPACE FOR LEASE

## 77 Merrimack Street, Concord, NH 03303

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

## 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

Zoning Description:	IN - Industrial
Water Service:	Municipal
Sewer Type:	Municipal

## Location

Address:	77 Merrimack Street, Concord, NH 03303
County:	Merrimack
MSA:	Concord



## Property Images



INTERIOR OF 36,000 SF



REAR OF 36,000 SF

## Property Contacts

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