



Confidential Offering Memorandum

Offered for Sale or Lease: 769 Daniel Webster Highway, Merrimack, NH



Executive Summary

OFFERING SUMMARY

Fully entitled 19.65± acre site offers a Class A industrial development opportunity with approvals in place for a 269,325± SF high-bay warehouse/distribution facility. The design includes 36' clear height, modern insulated wall systems, ESFR sprinklers, LED lighting, 49 loading docks, up to 9 drive-in doors, and parking for cars and trailers.

The site supports flexible development paths, including build-to-suit, sale, or a potential partnership with ownership. Its location along the Everett Turnpike—just 2 miles from Manchester-Boston Regional Airport—provides excellent regional connectivity and Foreign Trade Zone advantages.

Lease Rate: \$13.00 /SF NNN Sale Price: \$7,950,000

Proposed Project Overview

Feature	Detail
Land Area	19.65 ± Acres
Zoning	Industrial-3
Approved Building Size	269,325 ± SF
Clear Height	36'
Utilities	Eversource Electric
Column Spacing	54' X 54'
Loading Docks / Drive Thrus	49 / Up to 9
Power	5,000 AMP, 3 Phase, 480- Volt
Roof	TPO Membrane
Parking	193 Cars / 12 Trailers
Lighting	Motion-Sensor LED
Line Safety	ESFR Sprinklers



Proposed Project Overview, cont.

Location Overview

Located directly along Daniel Webster Highway, the property offers immediate connectivity to Route 3, Interstate 93, and Manchester–Boston Regional Airport, positioning it for regional and interstate distribution throughout New England. This prime corridor provides unmatched logistical access to major routes serving southern New Hampshire, northern Massachusetts, and the greater Boston metro area.

The site's proximity to the Everett Turnpike and Manchester–Boston Regional Airport (2 miles) enables seamless highway and air freight distribution, while its location just 50 miles north of downtown Boston places it within reach of one of the largest consumer and labor markets in New England.

Merrimack continues to attract industrial and corporate users seeking modern facilities with strong infrastructure, lower occupancy costs, and a highly skilled regional workforce. The surrounding area supports a thriving mix of advanced manufacturing, life sciences, and logistics firms that benefit from New Hampshire's business-friendly tax environment, with no personal income tax, no general sales tax, and consistently strong fiscal rankings.

The property also carries a Foreign Trade Zone designation, offering distinct advantages for companies engaged in global trade or supply chain operations. Combined with lease rates up to 40 percent lower than comparable space in Greater Boston, Merrimack delivers an exceptional balance of accessibility, efficiency, and long-term value for industrial users and investors alike.



Proposed Project Overview, cont.

Due Diligence Completed

Title Review, Phase I ESA, Traffic Study, Wetlands Review, Geotechnical Study, and Utility Capacity Assessment.

Permitting: Industrial Zoning, Foreign Trade Zone designation, Site Plan Approval, Building Permit Ready Upon Tenant Specifications, Local and State Utility Tie-Ins and Planning Board Approval.

Access & Connectivity

Immediate access to Route 3, five minutes to I-93, and just 2 miles from Manchester-Boston Regional Airport provide unmatched connectivity for regional and interstate distribution throughout New England and beyond.

Key Distances

- Route 3 / Everett Turnpike – 0.3 mi
- Interstate 93 – 5.9 mi
- Manchester-Boston Regional Airport – 2.0 mi
- Downtown Boston – 50 mi



Proposed Project Overview, cont.

Market Drivers

- Industrial vacancy in southern New Hampshire remains below 2%. New Class A space continues to see immediate absorption upon delivery.
- Proximity to Greater Boston at lower occupancy costs. Merrimack offers highway access and labor force reach comparable to the Boston market—at up to 40% lower lease rates.
- Onshoring and e-commerce demand continue to fuel growth in regional logistics networks.
- Business-friendly state policies. No personal income tax or general sales tax, and consistent top-10 national rankings for fiscal health and economic stability.
- Foreign Trade Zone designation adds tax advantages and streamlined customs processing for global distributors.

Demographics Map



2024 SUMMARY	1 MILE	5 MILE	10 MILE
Population	4,114	85,699	310,110
Households	1,829	23,226	81,297
Families	1,155	33,707	67,171
Avg HH Size	2.22	2.48	2.40

2024 SUMMARY	1 MILE	5 MILE	10 MILE
Median Age	43.3	42.1	40.9
Median HH Income	\$95,342	\$111,583	\$108,270
Avg HH Income	\$114,182	\$141,901	\$137,599

BUSINESSES (10 MILE)



15,063

TOTAL BUSINESSES



176,307

TOTAL EMPLOYEES

INCOME (10 MILE)



\$108,270

MEDIAN HH INCOME



\$56,217

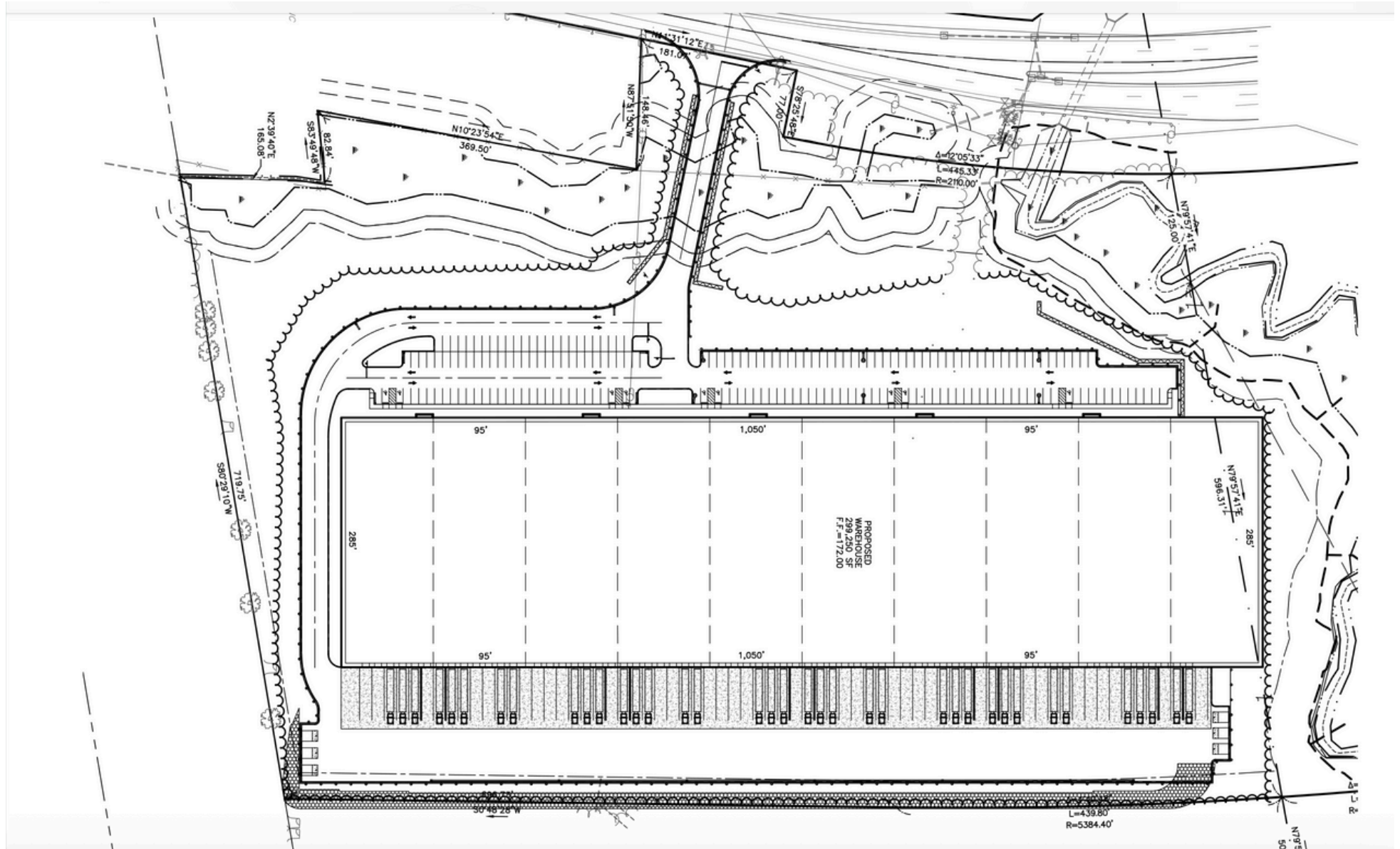
PER CAPITA INCOME



\$355,248

MEDIAN NET WORTH

SITE PLAN





Investment Opportunities

Build to Suit Lease

Approvals are in place for a high-bay facility featuring 36' clear height, multiple loading options, and generous parking. Flexible demising allows suites starting around 25,000 SF, supporting both single- and multi-tenant configurations. With site work underway and direct access to Route 3, I-93, and Manchester-Boston Regional Airport, the property offers strong logistical connectivity and accelerated delivery timelines.

Lease Rate: \$13.00/SF NNN

Purchase Opportunity - User / Developer

This property presents a rare opportunity for either an owner-user or developer seeking a fully entitled, shovel-ready industrial site in one of New Hampshire's most connected commercial corridors. The 19.65± acre parcel is fully permitted and construction-ready, offering immediate potential for a 269,325± SF Class A warehouse or distribution facility designed for high-volume throughput and operational efficiency.

The approved design includes 36' clear height, 49 loading docks, up to 9 drive-in doors, and parking for 193 cars plus 12 trailers. With industrial zoning, Foreign Trade Zone designation, and proximity to major interstates and Manchester-Boston Regional Airport, the site supports seamless regional and interstate distribution throughout New England.

Ownership will consider an outright sale at \$7,950,000 or an equity partnership with a qualified development group to deliver new Class A industrial product to a supply-constrained market.

Sale Price: \$7,950,000





Investment Opportunities, cont.

Partnership / Joint Venture

Ownership is open to exploring a joint-venture or equity partnership with a qualified investor or developer. Terms can be structured to meet project goals, with ownership remaining involved throughout construction and lease-up.

Lease Rate: \$13.00 /SF NNN Sale Price: \$7,950,000

Property Highlights

 <p>Approved</p> <p>SF 269,325±</p> <p>Class A high bay facility</p>	 <p>Proposed Parking</p> <p>193 car & Trailer 12 Parking Spaces</p>	 <p>Highway</p> <p>Direct access to Route 3 / Everett Turnpike and I-93</p>	 <p>Airport</p> <p>2 miles from Manchester- Boston Regional Airport</p>	 <p>Number of Tenants</p> <p>Design flexibility for single or multi-tenant users</p>	 <p>Land Area</p> <p>Fully Entitled acre +/- 19.65 development site</p>	 <p>Proposed Loading</p> <p>Clear height '36 Loading: 49 docks Up to 9 drive-in doors</p>	 <p>Zoning</p> <p>Foreign Trade Zone designation and industrial-3 zoning</p>
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CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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