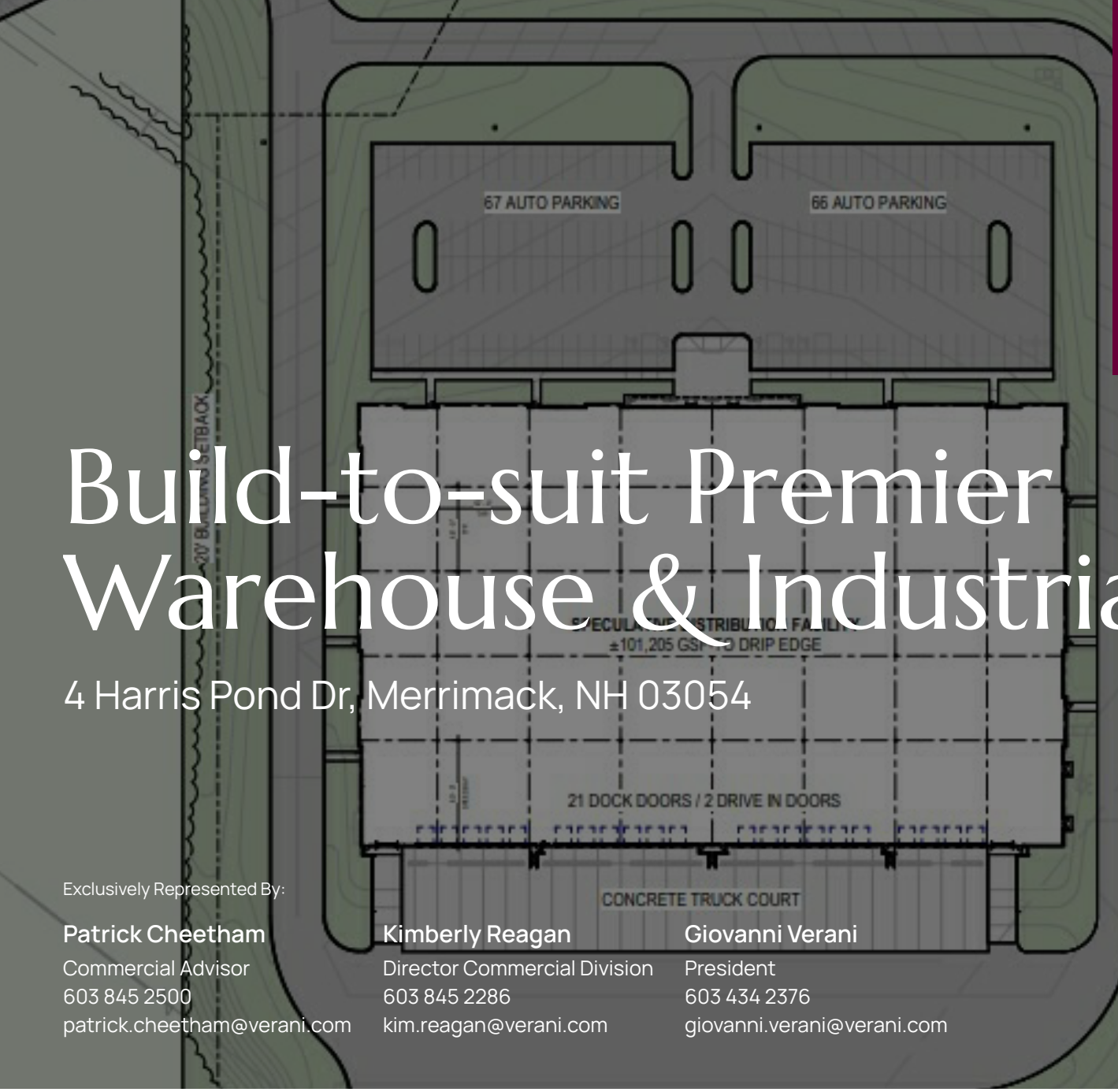
BERKSHIRE HATHAWAY HOMESERVICES | VERANI REALTY

COMMERCIAL DIVISION℠

Build-to-suit Premier Warehouse & Industrial Space

4 Harris Pond Dr, Merrimack, NH 03054



BUILDING INFORMATION	
SITE ACREAGE:	13.033
BUILDING SIZE:	±101,205 GSF
DOCK DOORS:	21

Exclusively Represented By:

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OFFERING MEMORANDUM

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Executive Summary

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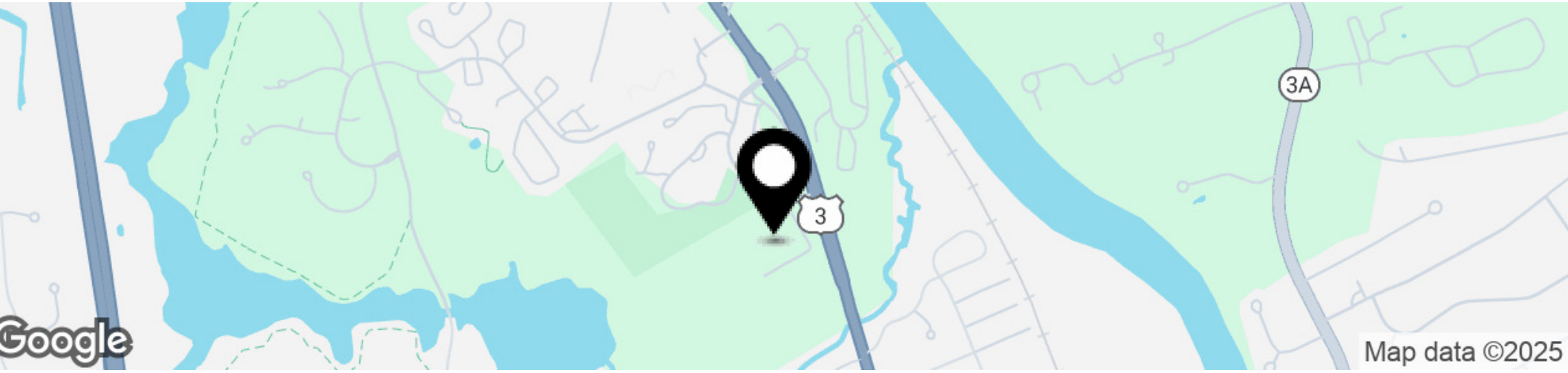

Offering Summary

Price	Negotioable
Lease Rate	$18 PSF
Lease Type	NNN
Site Size	12.909 Acres
Zoning	Industrial 02
Ceiling Height	36'

Property Overview

This state-of-the-art industrial development is strategically positioned on the Merrimack / Nashua city lines off of Rte 3 / Everett Tpke. This presents a rare opportunity to acquire or lease a fully customizable, Class A industrial facility. Conceptual plans are available for one high-bay, tilt-up building up to 101,500 SF. Designed for the modern logistics and manufacturing user, this facility features an unmatched **36' clear height** and robust **tilt-up construction** and is engineered for peak operational efficiency, featuring **ESFR sprinklers**, ample power (**3,000 Amps, 480 Volt, 3 Phase**), municipal water and sewer and an optimized column grid with a 60' speed bay. The site's location provides a critical operational advantage: it is situated **approx. 12.5 miles from the Manchester-Boston Regional Airport** and offers immediate access to Route 3,and I-293. This connectivity ensures seamless, nationwide shipping capabilities and minimizes regional transport times. Zoned for **Industrial 02**, the property is versatile for a broad range of industrial, warehousing, and manufacturing uses. **Tenant/Buyer Customization:** Engage now to execute a design that perfectly aligns with your workflow, including the ability to tailor **Build-to-Suit office space**, (**up to 21 docks and 2 drive-in doors**). **Timeline:** The construction schedule is designed to accommodate the user's specific needs, with the Substantial Completion date to be finalized following tenant engagement.

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Property Description

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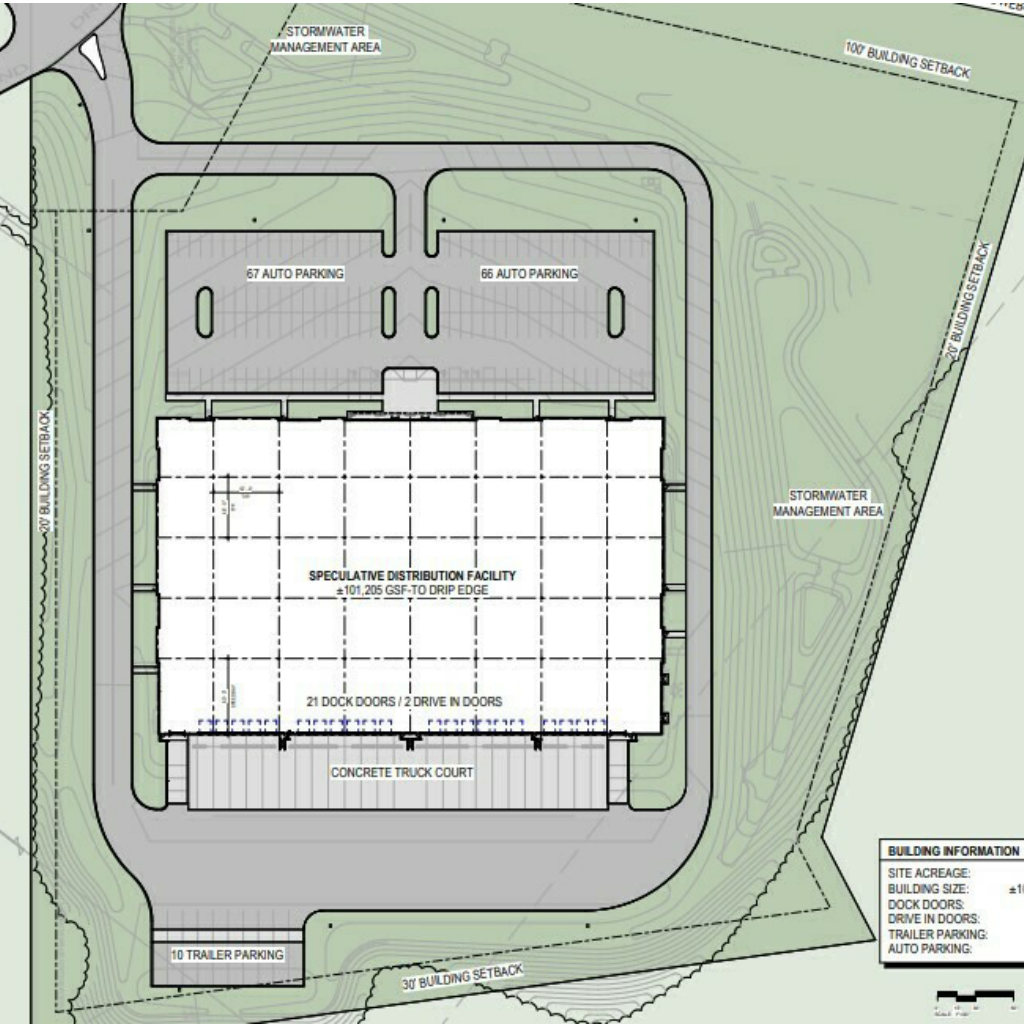

Property Description

Industrial warehouse facility fully permitted and under construction. Full architectural and engineered drawings in place. This fully permitted and approved site has had substantial site work and is moving forward with construction.

Site Description

The site is situated near the Nashua town line, with direct access to Daniel Webster Highway (Route 3) and close proximity to Exits 7 and 10 of the Everett Turnpike.

Interior Description

48' x 52' column spacing, 7" thick slab, motion sensor LED, ESFR sprinklers, divisible into smaller units

Parking Description

133 surface auto spots / 10 Trailer parking spots/ 21 tailboard loading docks and 2 drive-in bays.

Construction Description

Tilt-up Concrete, 36' high-bay

Loading Description

21 Tailboard docks / 2 drive-in bays with ample circulation

Power Description

3,000-amp, 480-volt, 3-phase electrical service provided by Eversource.

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Additional Photos

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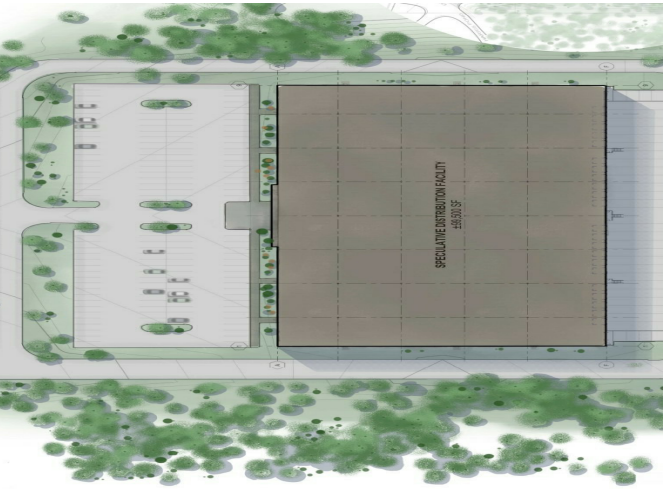
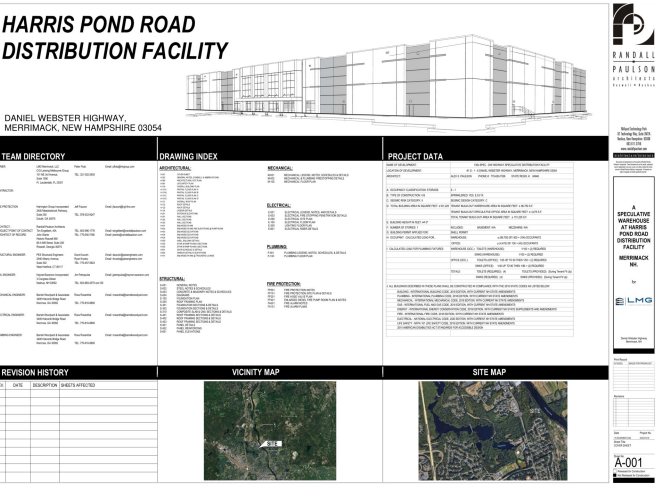
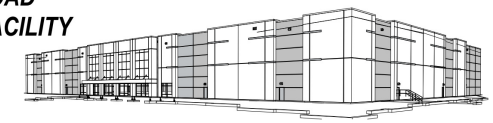




HARRIS POND ROAD
DISTRIBUTION FACILITY



DANIEL WEBSTER HIGHWAY,
MERRIMACK, NEW HAMPSHIRE 03054

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Aerial Map

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Demographics Map & Report

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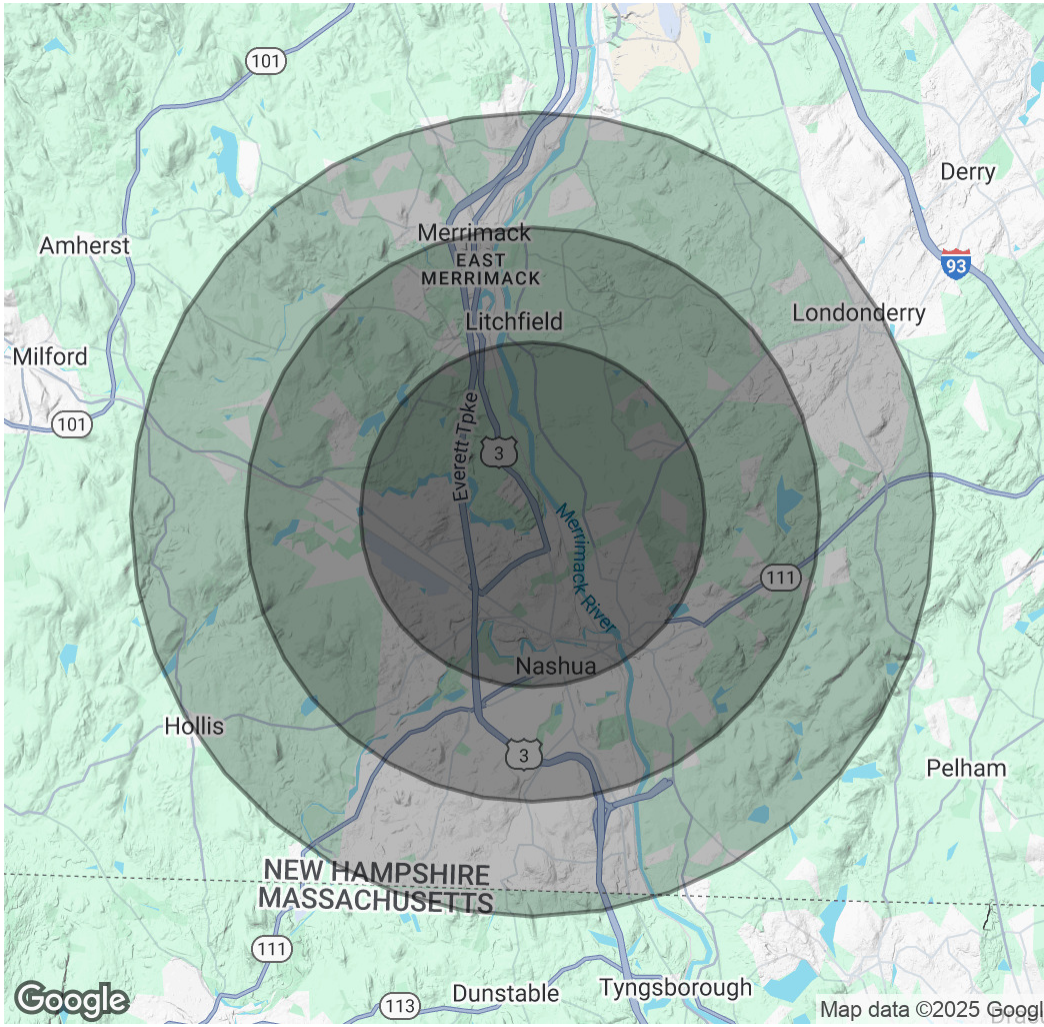
Population	3 Miles	5 Miles	7 Miles
Total Population	51,879	114,797	169,111
Average Age	42	42	42
Average Age (Male)	41	41	42
Average Age (Female)	43	43	43

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	22,071	46,432	67,806
# of Persons per HH	2.4	2.5	2.5
Average HH Income	$116,117	$131,228	$140,233
Average House Value	$405,557	$433,367	$460,381

Demographics data derived from AlphaMap



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