

MERRIMACK COMMERCE PARK

HIGH BAY SPACE FOR LEASE

120,000 SF



Merrimack Commerce Park is a +/- 150 acre development site located on Daniel Webster Highway in Merrimack, NH. Just 1 mile from the new Manchester-Boston Regional Airport connector bridge and only 2 miles from Manchester and Bedford retail districts, this land continues to stage itself as Merrimack's leading development site. The land is currently zoned park industrial with mixed-use development as conditional use. The state of New Hampshire has no broad-based income tax, sales tax, use or inventory tax.

High Bay Industrial/Warehouse/Distribution

Preliminary Building Specifications Below Based on Fully Approved 120,000 SF Site

*Site can also accommodate multiple size requirements (50,000 – 1 Million+ SF)

BUILDING AREA:

Currently Fully Approved
Up To 120,000 SF

**ADDITIONAL BUILDING
AREA CAPACITY:**

50,000 - 1 Million+ SF

SITE SIZE:

12.3 Acres

CLEAR HEIGHT:

Up to 39'6"

DIMENSIONS:

200' x 600'

COLUMN SPACING:

40' x 40' or per
tenant specifications

FRAME:

Steel Frame

ROOF:

EPDM Rubber Membrane

EXTERIOR:

Insulated Metal Panels

FLOOR:

6" Concrete Slab

LOADING DOCK:

40-45 tailboard height
docks with overhead doors

FIRE PROTECTION:

Fully Sprinkled

HVAC:

Natural Gas Fired
Roof Top Units (RTU's)

PARKING:

89 vehicle spaces; trailer
parking TBD

POWER:

PSNH - 2,000 AMPS

FIBER:

Comcast

SEWER & WATER:

Town of Merrimack

GAS:

Liberty Utilities

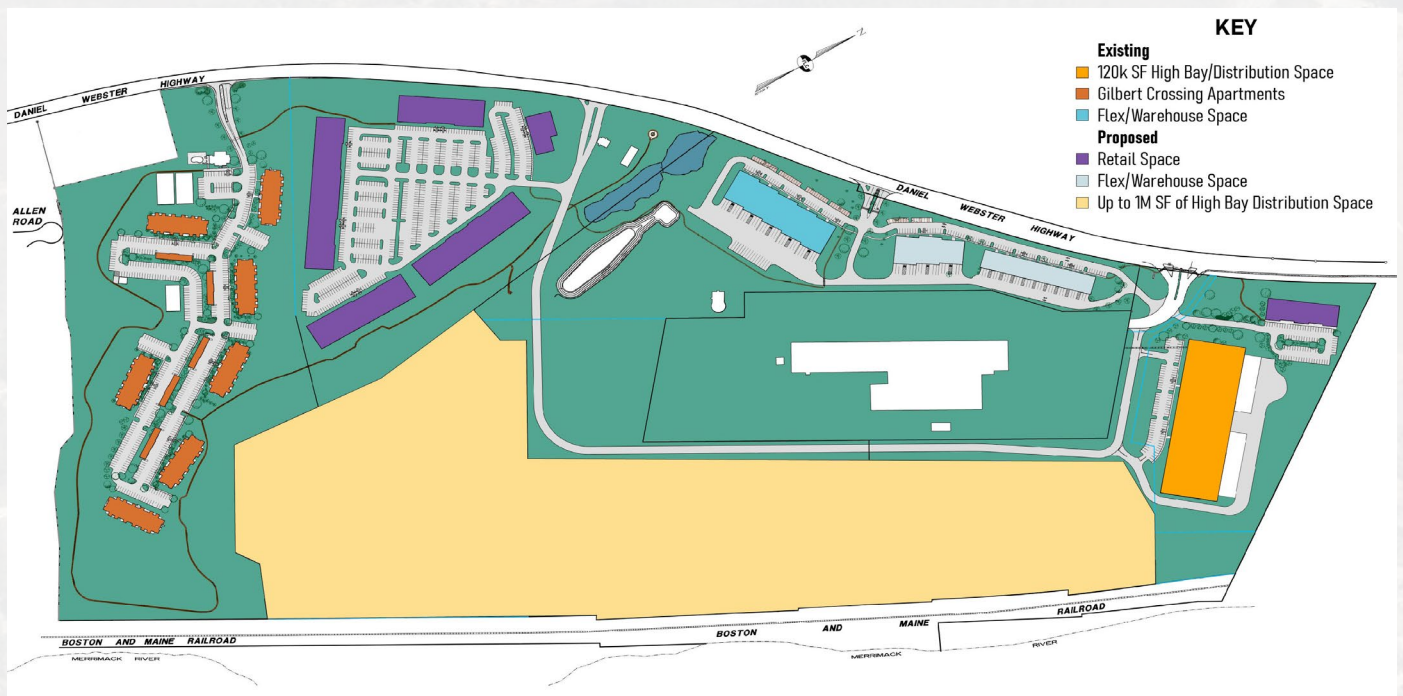
ZONING:

Park Industrial with
mixed-use development
as conditional use

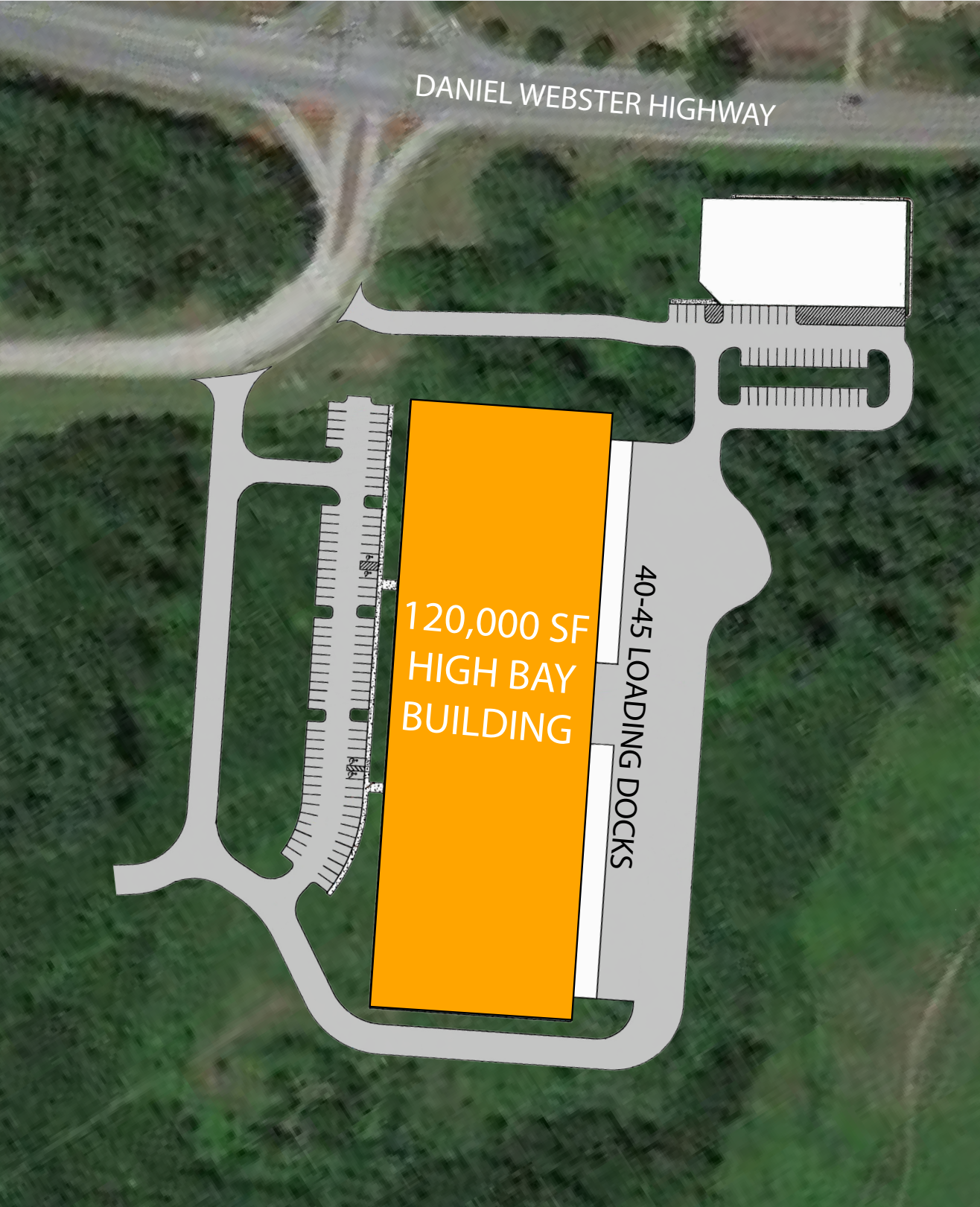
TRANSPORTATION/TOLLS:

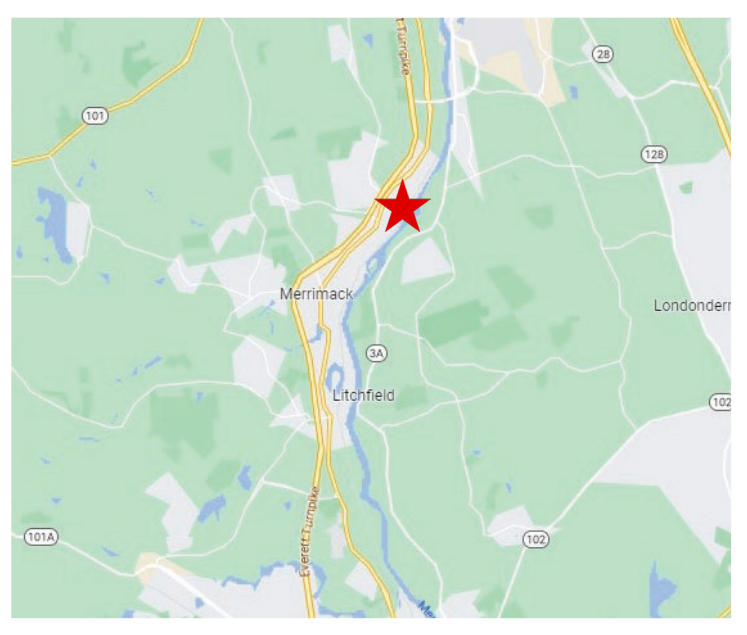
No Tolls North or South

Conceptual Master Plan for Premium Mixed-Use Development Site:



120,000 SF Fully Approved Site Plan:





JOHNFLATLEY
Company

**For more information,
or to schedule a tour, please contact:**

Tom Maregni
Direct 781.917.5306
Office 781.380.7731
thomas.maregni@johnflatleyco.com

**Corporate Headquarters | 45 Dan Rd, Suite 320, Canton, MA 02021 | 781.380.7731
www.johnflatleyco.com | info@johnflatleyco.com**