



768 Daniel Webster Hwy, Merrimack, NH

Concept plan

High Bay Flex/Warehouse Build-to-Suit

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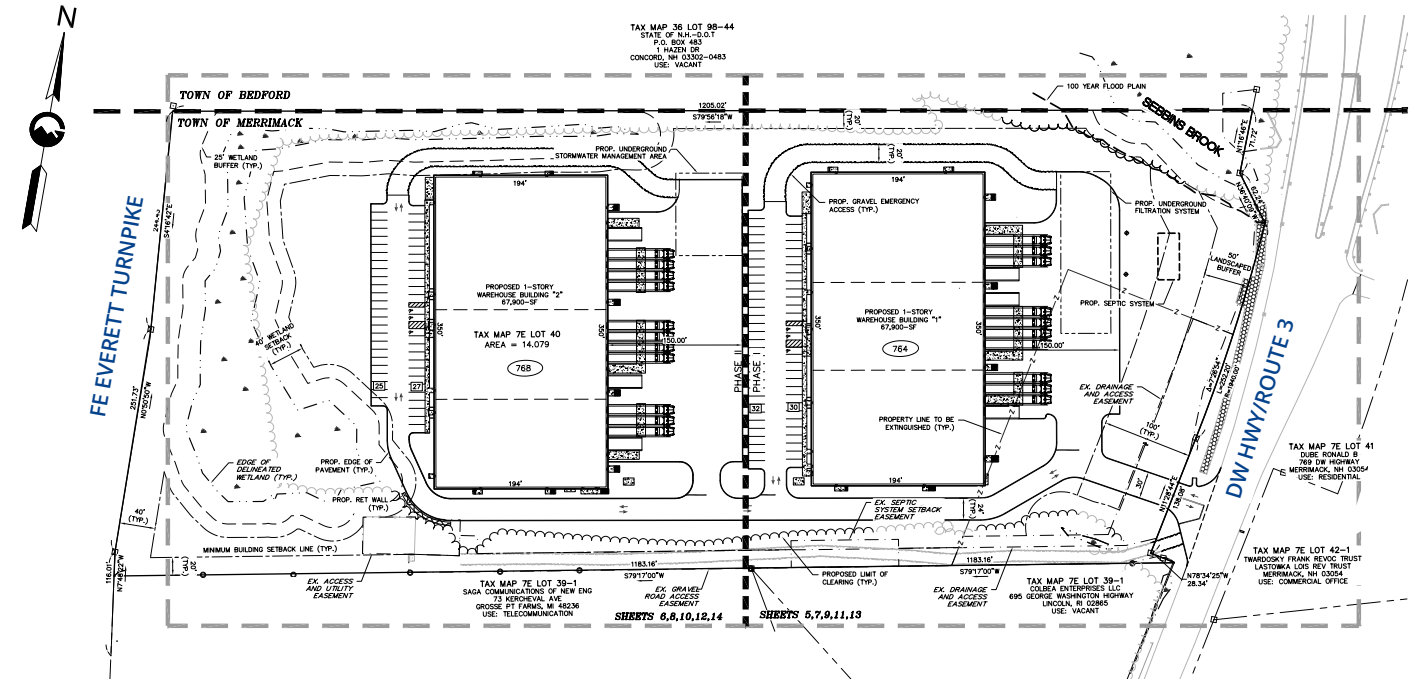
Accelerating success.

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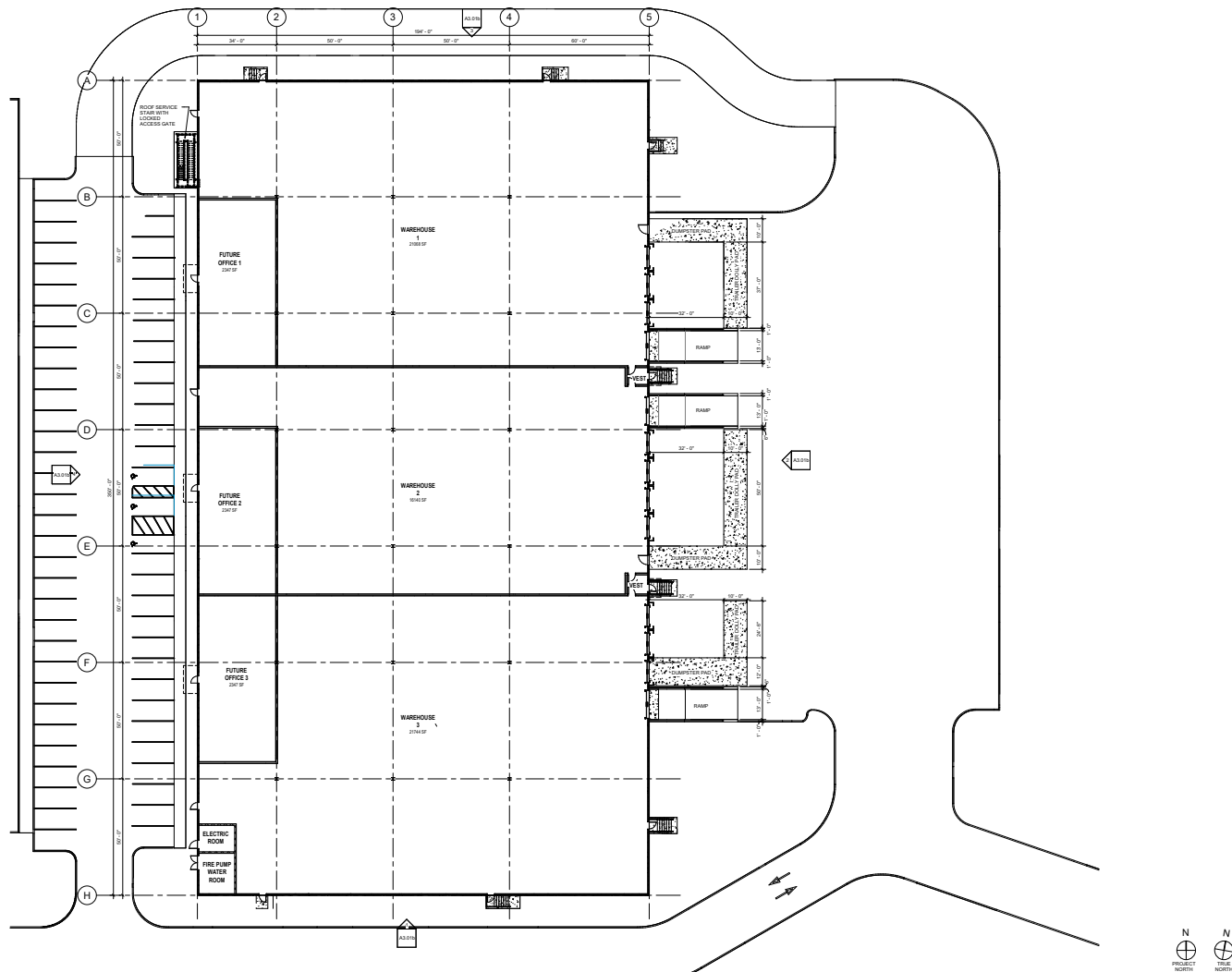
Specifications



Site Plan



Sample Floor Plan



Specifications

Address:	768 Daniel Webster Highway
Location:	Merrimack, NH 03054
Building Type:	Flex/warehouse/distribution
Year Built:	TBD
Total Building SF:	Up to 135,800± in 2 buildings
Available SF:	16,000± to 135,800±
Acreage:	14.97±
Floors:	1
Clear Height:	28'± to 32'±
Loading Docks & Drive-ins:	Customizable
Road Frontage:	550'± on Daniel Webster Highway 500'± on FE Everett Turnpike
Utilities:	Municipal water & septic Natural gas
Zoning:	Commercial/Industrial
Parking:	TBD
Accessibility:	Located between Route 3 and the Everett Turnpike at Exit 13
Lease Rate:	Call for details



Quick access to
& from Route 3
highway system



Highly visible



New construction
build-to-suit



Flexible floorplans

For Lease

U-HAUL

Raymond Wiczorek Drive



15,036± AADT NHDOT 2023



EXIT 13

63,449± AADT NHDOT 2022



Site lines approximate

Property Highlights

- APPROVED! 16,000± to 135,800± SF available in two adjacent buildings
- Units to include drive-ins and loading docks; number TBD per tenant
- Flexible floor plans allow for different configurations
- Scheduled for completion in 2025
- Property will be serviced by public water, septic, natural gas, and electric
- Well-positioned between Route 3/Daniel Webster Highway and the Everett Turnpike at Exit 13 and Raymond Wiczorek Drive



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