



For Sale

Rare Owner-User Opportunity

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316 DW Highway Merrimack, NH

Property Highlights

- High tech 57,180± SF R&D/flex/office building on 3.86± acres is ideal for a variety of owner-occupiers and investors
- Features ample parking, 2 drive-ins, and freight and passenger elevators
- 2 existing tenants in place, more information available with signed NDA
- Property is zoned General Commercial, allowing for a variety of uses and potential future development
- Excellent signage opportunity with 14,597 AADT (2023)
- Less than a half mile from Exit 11, Route 3/Everett Turnpike, 10 minutes to MHT airport, 12 minutes to the Massachusetts border, and less than an hour to Boston
- Close to restaurants, banks, medical, child care, and many other amenities

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed by Colliers International | New Hampshire & Maine. The user is required to conduct their own due diligence and verification. Colliers International | New Hampshire & Maine is independently owned and operated.

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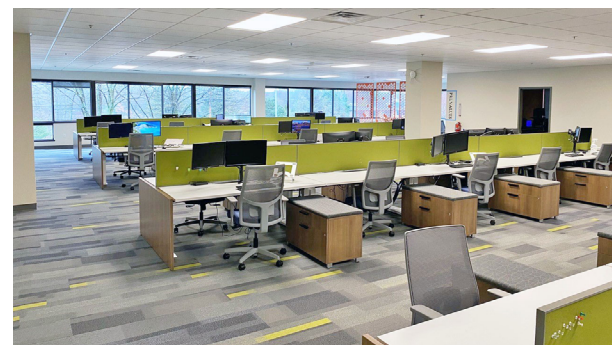
Specifications

Address:	316 Daniel Webster Highway
Location:	Merrimack, NH 03054
Building Type:	R&D/Flex/office
Year Built:	1984
Total Building SF:	57,180±
Acreage:	3.86±
Floors:	2
Utilities:	Municipal water & sewer Natural gas
Power:	1600A; 120/208V; 3 phase
Loading:	2 drive-ins
Elevators:	Yes, both freight & passenger
Zoning:	General Commercial
Parking:	Ample
2024 Taxes:	\$75,840
List Price:	\$5,950,000

One or more of the principal(s) in the ownership entity holds a NH Real Estate License.



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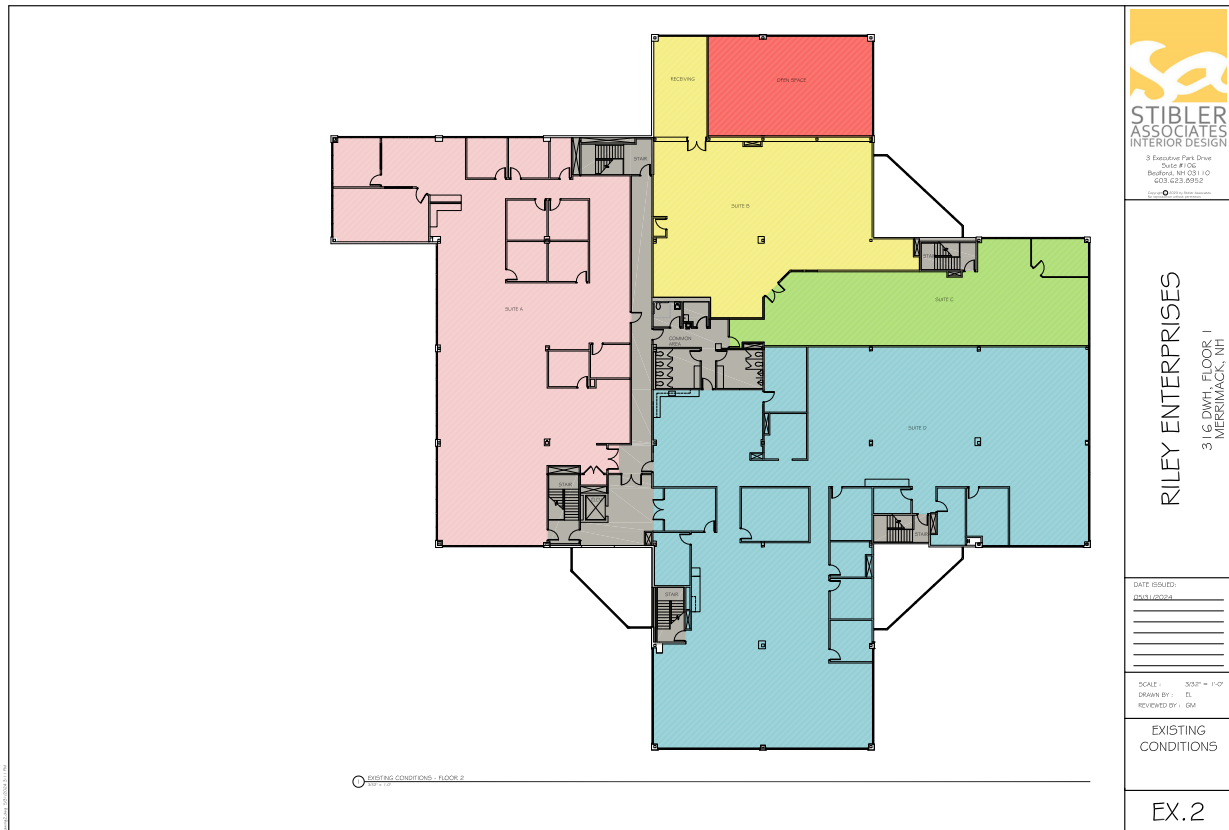
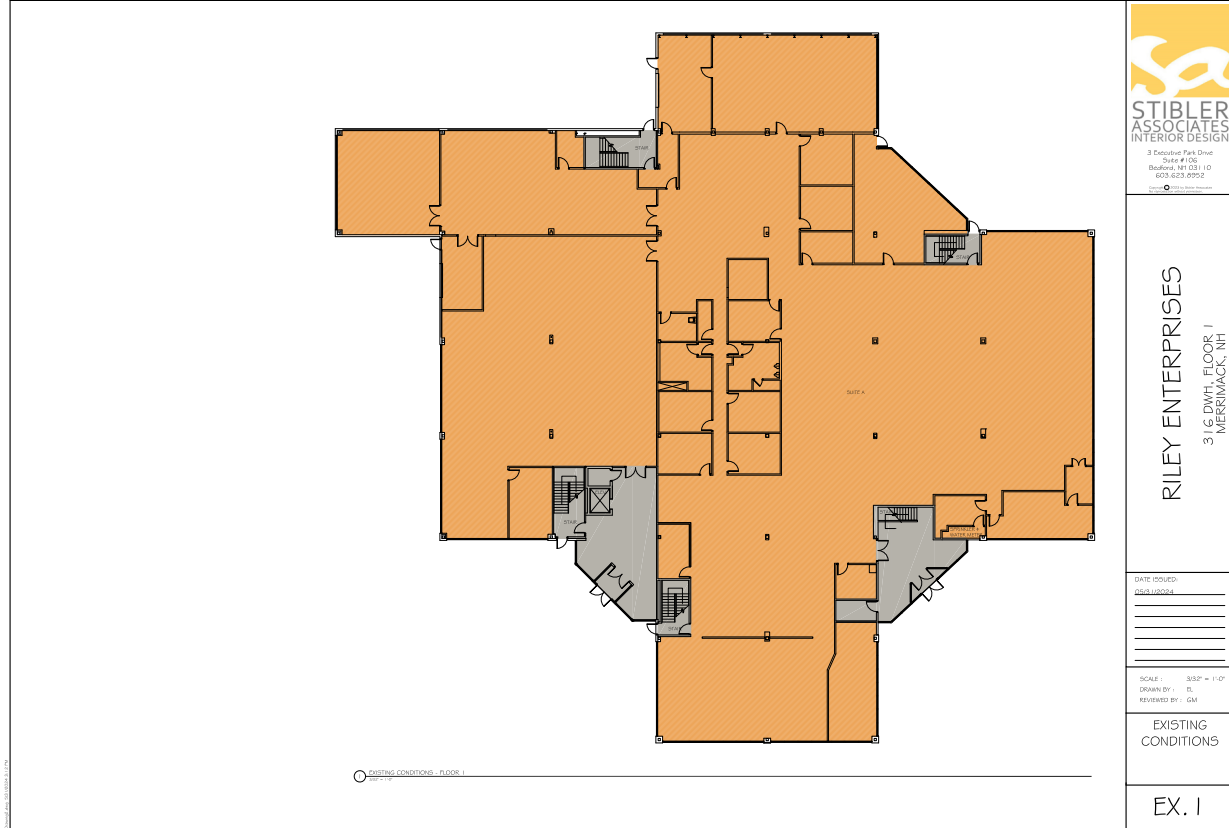


Property Information

Property Data	
Acreage	3.86±
Total Building SF	57,180±
Number of Buildings	1
Floors per Building	2
Building Dimensions	225' x 312'
Drive-in Doors	2 (8'x8')
Restrooms	Multiple per floor
Construction Data	
Year Built	1984
Exterior	Pre-finished metal & glass
Roof (type & age)	Flat, rubber membrane
Foundation	Slab
Insulation	Yes
Exterior Doors	Glass
Interior Walls	Sheetrock
Lighting	LED
Floors	Vinyl & carpet
Handicapped Access	Yes
Site Data	
Zoning	General Commercial (C-2)
Traffic Count (2023)	14,597 AADT
Visibility	High
Road Frontage	313'± on DW Highway
Neighborhood	Suburban
Landscaping	Well appointed
Curb Cuts	1
Sidewalks	No
Parking	120± spaces
Site Status	Complete

Services Data	
Warehouse Heat	Natural gas
Office HVAC	Yes
Power	
3 Phase	3 phase
Amps	1600 amps
Volts	120/208 volts
Internet Connection Type	High speed
Internet Provider	Comcast
Hot Water	Natural gas
Water	Municipal
Sewer	Municipal (\$3,000 - 2023)
Gas (type)	Natural gas
Sprinkler	Yes
Security System	Yes
Elevator	Passenger & freight
Tax Data	
2023 Tax Amount	\$75,840
Tax Map & Lot Number	004D-4-000007-000000
2023 Tax Rate per 1,000	\$19.45
2023 Assessment	
Land	\$534,900
Building/Yard Items	\$3,047,400
Total Assessed Value	\$3,582,300
2022 EQ Ratio	83.9
Other Data	
Deed Reference	8952 / 0198
Easement Reference(s)	See Deed
Covenants Reference(s)	See Deed

Floor Plans



Non-Disclosure Agreement

The undersigned acknowledges that Colliers | New Hampshire ("Colliers") has furnished to the undersigned potential Buyer and/or Buyer's Broker ("Buyer") certain proprietary data ("Confidential Information") relating to the business affairs and operations of the following for **316 Daniel Webster Highway, Merrimack, NH**.

It is acknowledged by Buyer that the information provided by Colliers is confidential; therefore, Buyer agrees not to disclose it and not to disclose that any discussions or contracts with Colliers or **316 DW Highway, LLC** have occurred or are intended, other than as provided for in the following paragraph.

It is acknowledged by Buyer that information to be furnished is in all respects confidential in nature, other than information which is in the public domain through other means and that any disclosure or use of same by Buyer, except as provided in this agreement, may cause serious harm or damage to **316 DW Highway, LLC**, and its owners and officers. Therefore, Buyer agrees that Buyer will not use the information furnished for any purpose other than as stated above, and agrees that Buyer will not either directly or indirectly by agent, employee, or representative, disclose this information, either in whole or in part to any third party; provided, however that (a) information furnished maybe disclosed only to those directors, officers and employees of Buyer and to Buyer's advisors or their representatives who need such information for the purpose of evaluating any possible transaction (it being understood that those directors, officers, employees, advisors and representatives shall be informed by Buyer of the confidential nature of such information and shall be directed by Buyer to treat such information confidentially), and (b) any disclosure of information may be made to which Colliers consents in writing. At the close of negotiations, Buyer will return to Colliers all records, reports, documents, and memoranda furnished and will not make or retain any copy thereof.

BUYER:

BUYER'S BROKER:

Signature

Signature

Name (typed or printed)

Name (typed or printed)

Date

Date

