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769 DANIEL WEBSTER HWY

MERRIMACK, NH

FOR SALE OR LEASE | 20.4 AC CLASS A BUILD TO SUIT LAND SITE

- Adjacent to Route 3
- 2 Miles to Manchester-Boston Regional Airport
- 8.4 Miles to Route 293

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Rare opportunity to acquire or lease a 20.4-acre, fully cleared and permitted development site ideally suited for a Class A build-to-suit project.

The shovel-ready site offers users and developers the flexibility to create a high-quality facility tailored to their specific operational requirements. With significant site preparation already completed, the property provides an exceptional opportunity to accelerate the development timeline and bring a new facility to market.

PROPERTY HIGHLIGHTS

- Site is fully cleared and permitted
- Shovel-Ready Development Opportunity
- Minimal Site Preparation Required
- Fully permitted Build to suit investment opportunity

PROPERTY SPECIFICATIONS

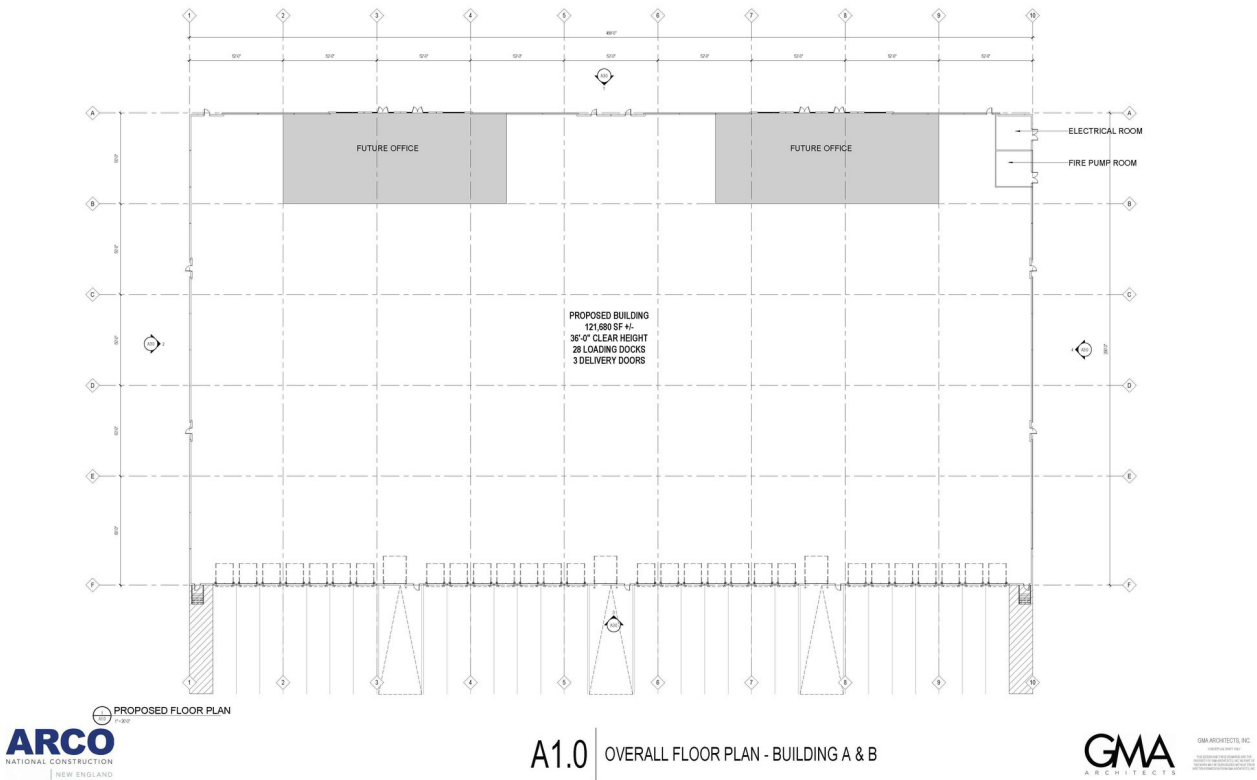
Building Size:	50,000 - 270,000 SF
Lot Size:	19.65 +/- AC
Zoning:	Industrial & Aquifer Conservation Districts
Sale Price:	\$7,200,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,090	32,427	119,194
Total Population	21,136	83,447	302,686
Average HH Income	\$144,096	\$134,731	\$128,581

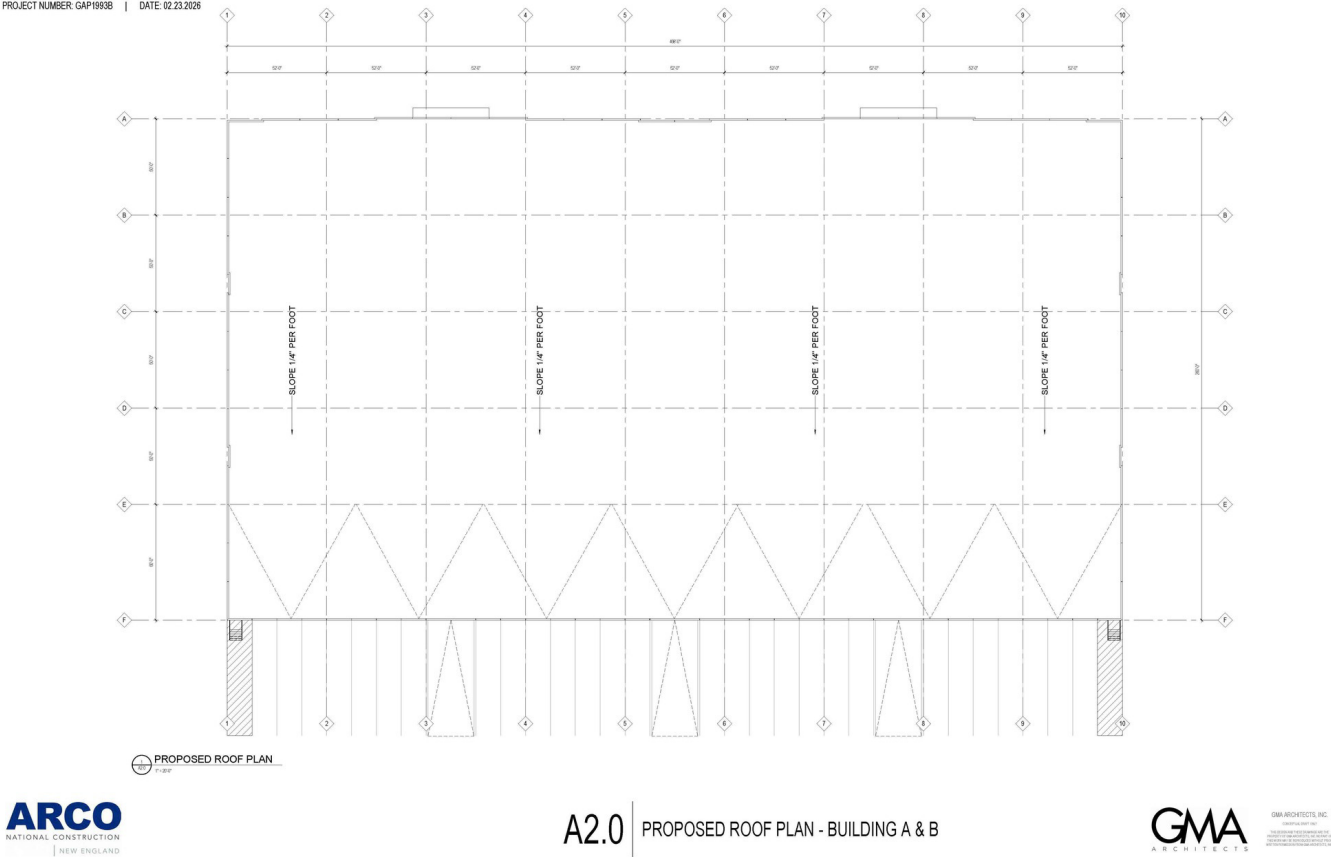


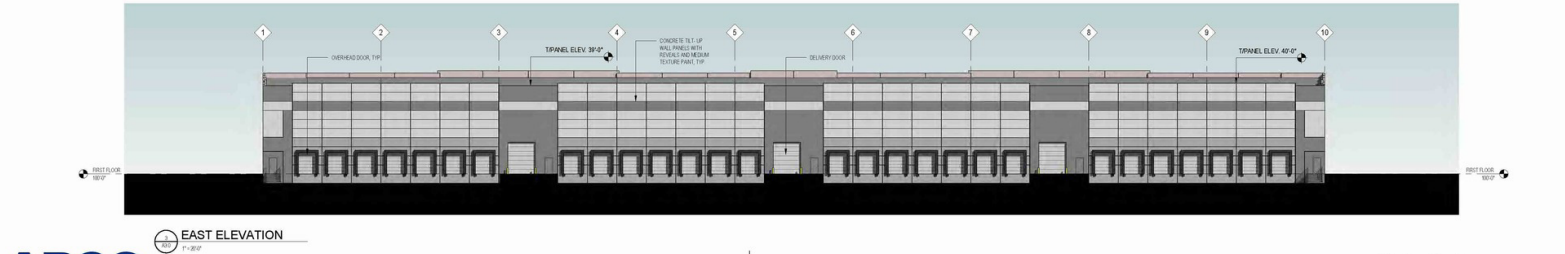
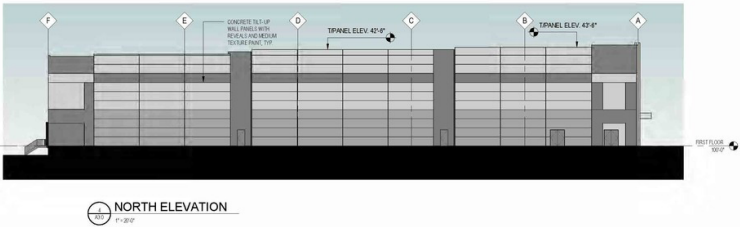
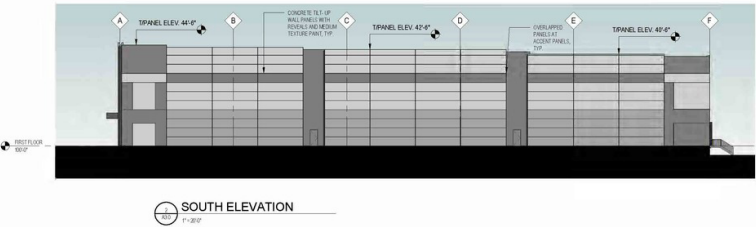
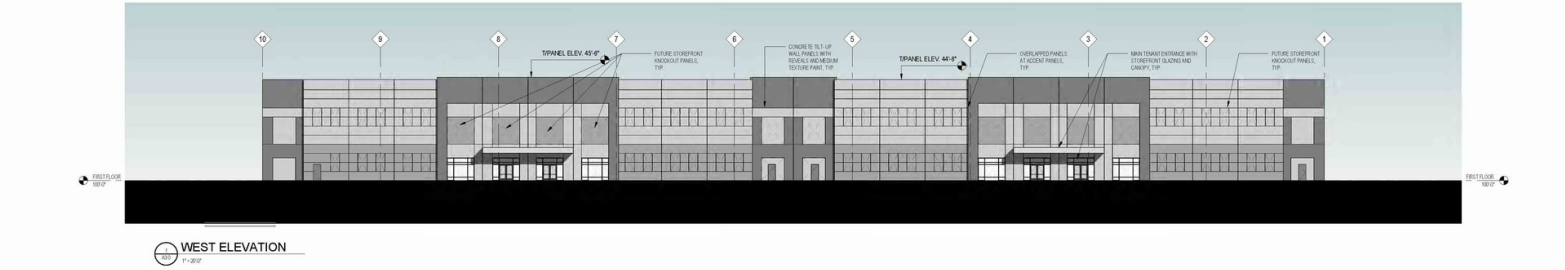
ELEVATIONS AND RENDERING

769 DANIEL WEBSTER HIGHWAY | MERRIMACK, NH 03054
PROJECT NUMBER: GAP1993B | DATE: 02.23.2026



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 MANCHESTER-BOSTON
REGIONAL AIRPORT

769 DANIEL WEBSTER HWY
MERRIMACK, NH

HIGHWAY
PROXIMITY

	0 MILES
	4 MILES
	6.8 MILES

MANCHESTER, NH
8 MILES | 10 MINS
BOSTON, MA
48 MILES | 1 HOUR

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MERRIMACK, NH

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