



For Sublease

High Bay Warehouse Space

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77 Merrimack Street Concord, NH

Property Highlights

- 4,000± to 36,000± SF of high bay warehouse offering flexible floor plans available for sublease
- Availabilities include: 4,000± to 8,000± SF of dry/open storage area, 12,000± SF of open warehouse with a private restroom and 2 loading docks, 16,000± SF of open warehouse with 1 loading dock and 1 ramp; can be leased together for a total of 36,000± SF
- Features up to 21' clear height, 3 loading docks, LED lighting, and ample on-site parking
- Shared access to restroom and kitchenette
- Easy access to I-93 and the new Merchant's Way shopping center with businesses such as Market Basket, NH Liquor & Wine Outlet, Service Credit Union, Dunkin', Jersey Mike's, Starbucks, and more

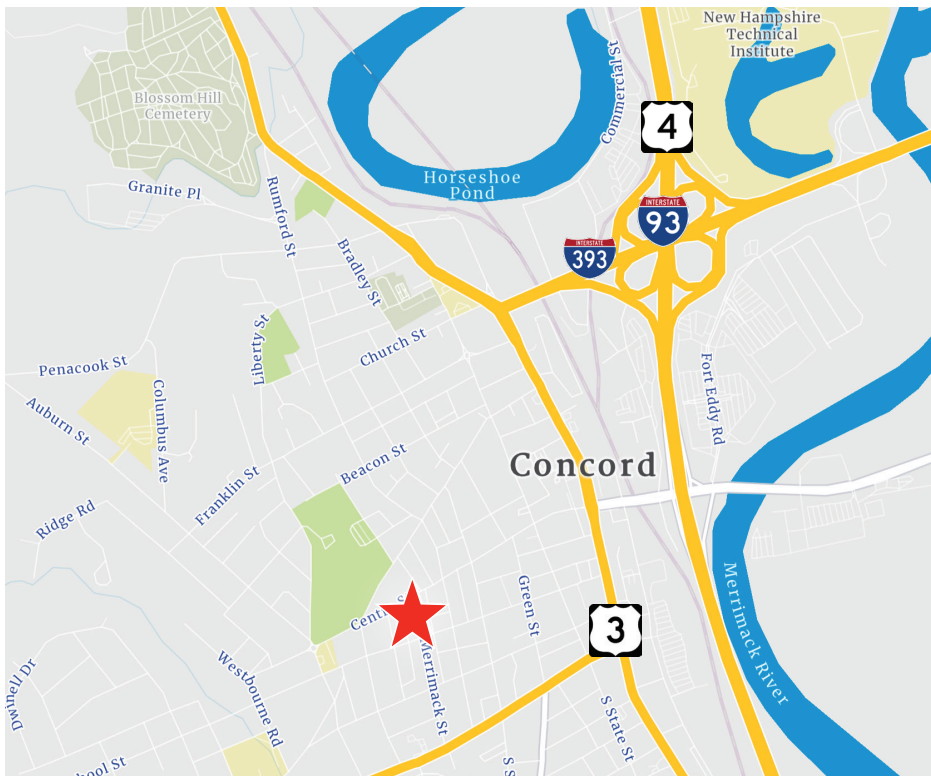
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Specifications

Address:	77 Merrimack Street
Location:	Concord, NH 03303
Building Type:	Industrial/warehouse
Year Built:	1900
Total Building SF:	36,000±
Available SF:	4,000± to 36,000±
Road Frontage:	800'± on Merrimack Street
Utilities:	Municipal water & sewer Natural gas
Zoning:	Industrial
Clear Height:	17'± to 21'±
Loading Docks:	3
Sprinklers:	Wet system
Power:	277A; 480V; 3 phase
Parking:	Ample on-site
Sublease Rate:	\$9.00 to \$12.50 modified gross

Locator Map



Contact us:

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Floor Plan



**Not to scale*