



For Sublease

# High Bay Warehouse Space

**Cassandra Farley**  
Senior Associate  
+1 603 703 5617  
cassandra.farley@colliers.com

**Dan Scanlon, JD, CCIM**  
Senior Associate  
+1 603 860 1806  
dan.scanlon@colliers.com

**Colliers**

175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliersnh.com

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

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.

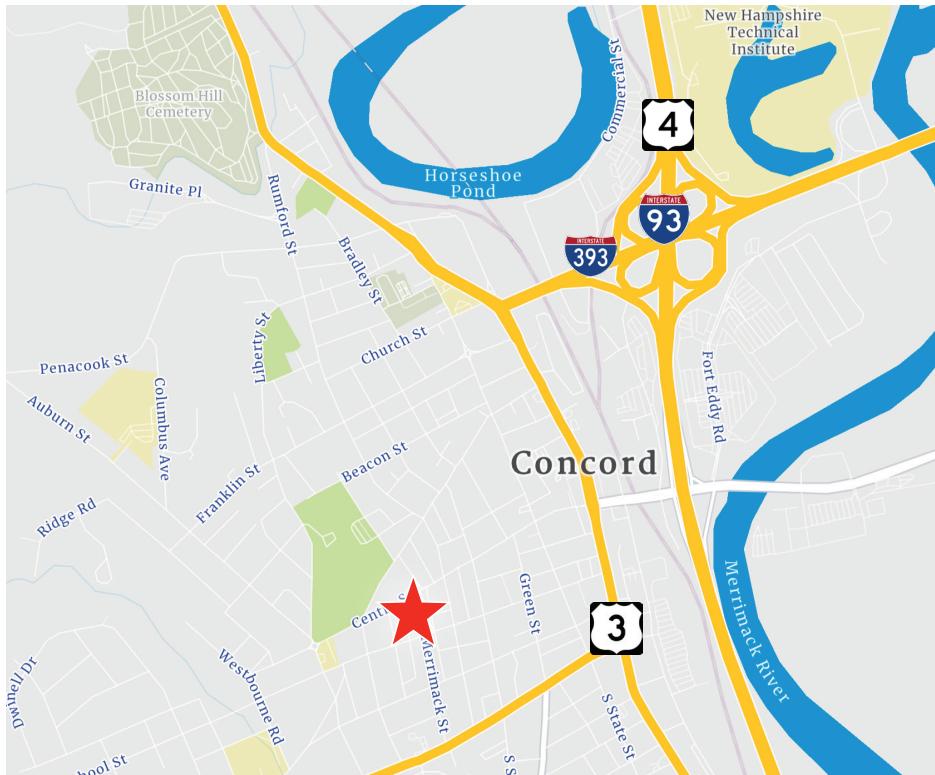
Accelerating success.

# For Sublease

## 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:

#### **Cassandra Farley**

Senior Associate  
+1 603 703 5617  
cassandra.farley@colliers.com

#### **Dan Scanlon, JD, CCIM**

Senior Associate  
+1 603 860 1806  
dan.scanlon@colliers.com

**Colliers**

175 Canal Street, Suite 401  
Manchester, NH 03101  
+1 603 623 0100  
colliersnh.com

# Floor Plan

