

## MERRIMACK HIGH-BAY SPACE FOR LEASE, BUILD-TO-SUIT, LAND LEASE HIGH BAY INDUSTRIAL/WAREHOUSE 50,000 SF - 1 MILLION+ SF



Merrimack Commerce Park is a +/- 150 acre development site located on Daniel Webster Highway in Merrimack, NH. Just 1 mile from the new Manchester-Boston Regional Airport connector bridge and only 2 miles from Manchester and Bedford retail districts, this land continues to stage itself as Merrimack's leading development site, with the recent addition of the Gilbert Crossing Apartments and the Merrimack Commerce Center flex building.

# High Bay Industrial/Warehouse/Distribution

**Preliminary Building Specifications Below Based on Fully Approved 120,000 SF Site**

\*Site can also accommodate multiple size requirements (50,000 – 1 Million+ SF)

**BUILDING AREA:**  
Currently Fully Approved  
Up To 120,000 SF

**ADDITIONAL BUILDING  
AREA CAPACITY:**  
50,000 - 1 Million+ SF

**CLEAR HEIGHT:**  
28' - 40' Clear

**DIMENSIONS:**  
200' x 600'

**COLUMN SPACING:**  
40' x 40' or per  
tenant specifications

**FRAME:**  
Steel Frame

**ROOF:**  
EPDM Rubber Membrane

**EXTERIOR:**  
Insulated Metal Panels

**FLOOR:**  
6" Concrete Slab

**LOADING DOCK:**  
Multiple tailboard height  
docks with overhead doors

**FIRE PROTECTION:**  
Fully Sprinkled

**HVAC:**  
Natural Gas Fired  
Roof Top Units (RTU's)

**PARKING:**  
TBD subject to final  
Building Area

**POWER:**  
PSNH - 2,000 AMPS

**FIBER:**  
Comcast

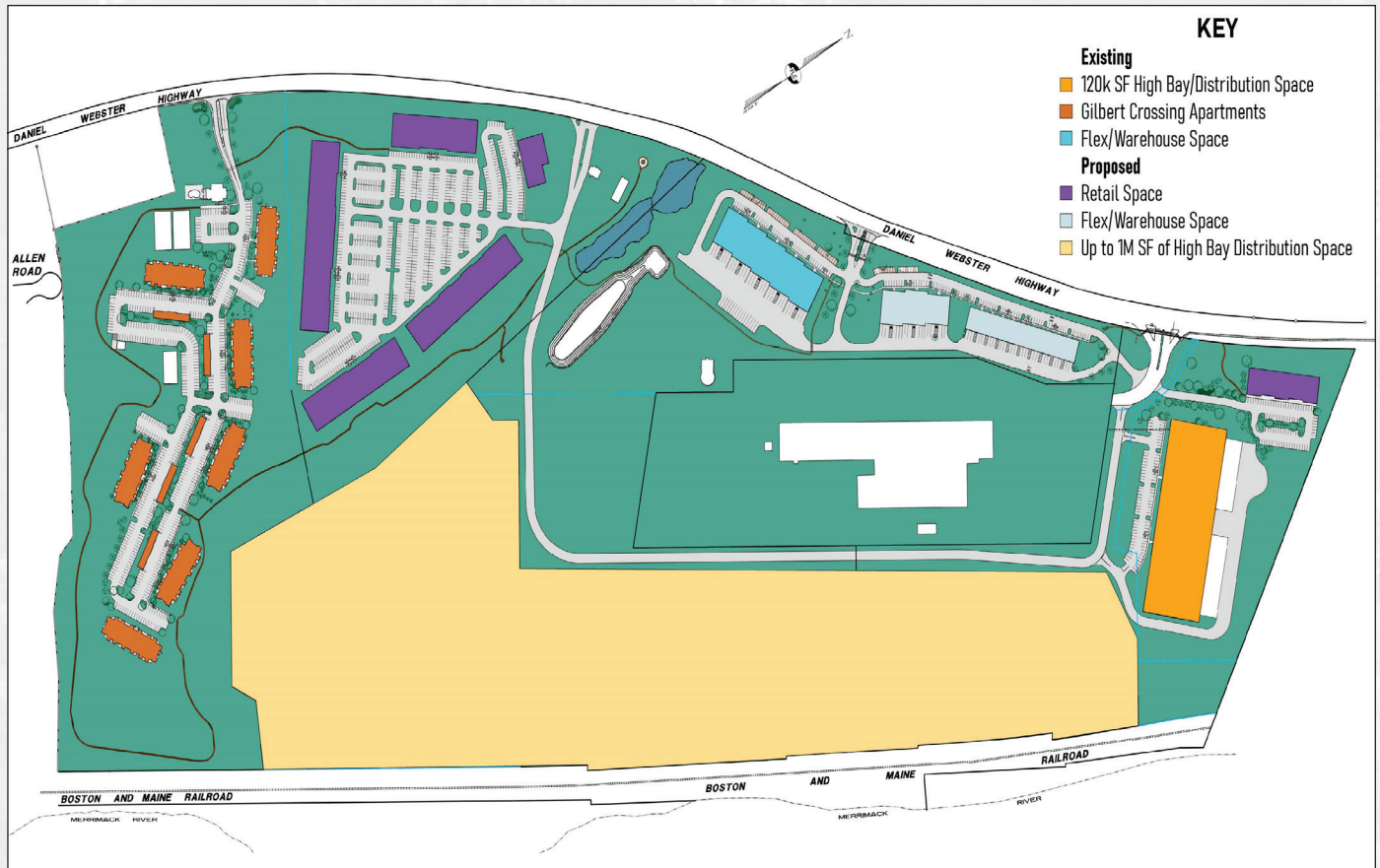
**SEWER & WATER:**  
Town of Merrimack

**GAS:**  
Liberty Utilities

**ZONING:**  
Park Industrial with  
mixed-use development  
as conditional use

**TRANSPORTATION/TOLLS:**  
No Tolls North or South

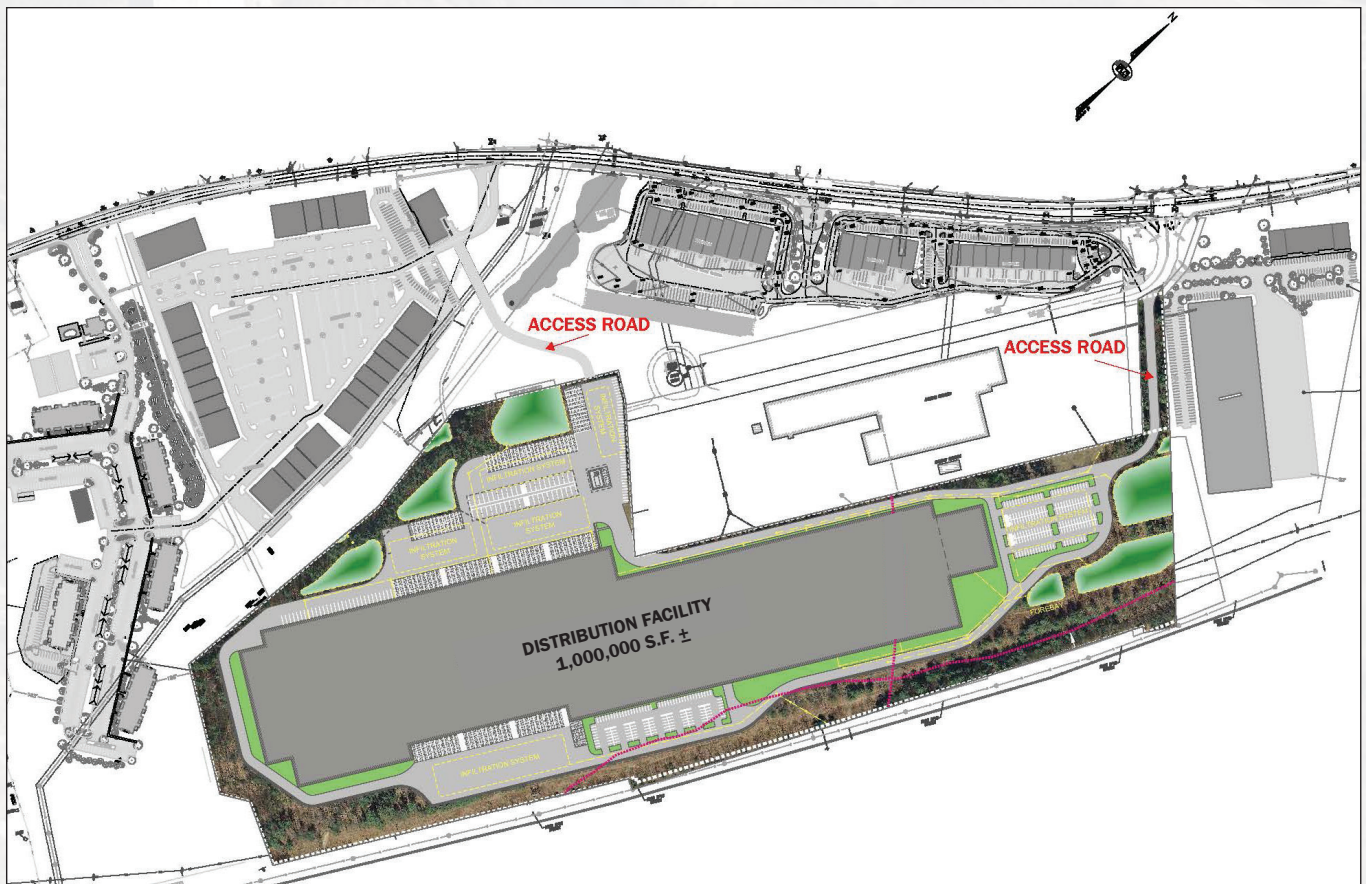
## Conceptual Master Plan for Premium Mixed-Use Development Site:

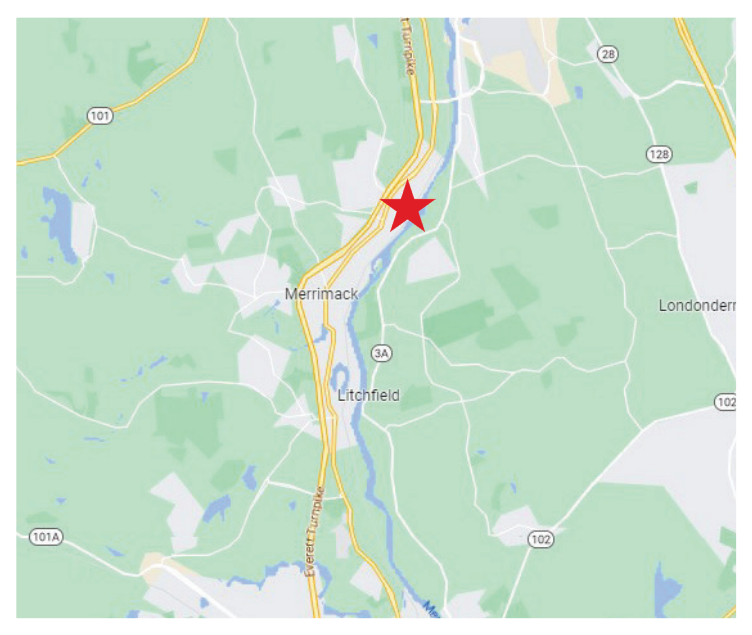


## 120K SF Fully Approved Site Plan



## Proposed Sample Site Plan For 1 Million+ SF:





**JOHNFLATLEY**  
Company

**For more information,  
or to schedule a tour, please contact:**

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