

77 Merrimack St, Concord NH

77 Merrimack St, Concord, NH 03303



Listing ID: 30843314
Status: Active
Property Type: Industrial For Lease
Industrial Type: Flex Space, Manufacturing
Contiguous Space: 8,000 - 20,000 SF
Total Available: 20,000 SF
Lease Rate: \$8 - 9 PSF (Annual)
Base Monthly Rent: \$6,000
Lease Type: Absolute Gross, NNN
Loading: 2 Docks (Varies by space)
Ceiling: 21 ft.



Overview/Comments

8,000 OR 12,000 SF of high bay warehouse space for sublease: 12,000 SF heated OR 8,000 SF of cold storage. Central NH location, near the new Merchants Way development at I93, Exit 17 which includes Market Basket, Home Goods and Tesla superchargers as well as Monitor Way, a proposed mixed-use project with 650 housing units.

Clear height 21 ft center to 17 ft on sides, 20 ft column spacing;

Multiple Dock options for 18-wheelers (space for 53 ft truck trailer);

Ample Power;

Ample parking (possible outside storage space);

Sprinklered, Wet system;

Municipal water, sewer, Natural gas;

Bathrooms and kitchenette shared with other tenant;

LED lighting;

The rent for the 12,000 SF will be charged as \$12.50/SF absolute gross to include \$8/SF base + NNN expense + utilities. Tenant to handle own janitorial and telecom.

The 8,000 SF space (\$9.00/SF absolute gross) is unheated high bay storage along sides of larger space.

More Information Online

<https://www.newenglandcommercialproperty.com/listing/30843314/>

QR Code

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General Information

Tax ID/APN: 0534/P 3
Industrial Type: Flex Space, Manufacturing, Light Industrial, Research & Development, Warehouse/Distribution, Other
Zoning: INDUSTRIAL

Available Space

Suite/Unit Number:	Back Cold Storage	Space Description:	Shared Space: 8,000 SF of cold storage along the sides of a larger 24,000 SF warehouse.
Suite Floor/Level:	1	Space Type:	Sublet
Space Available:	8,000 SF	Date Available:	08/01/2023
Minimum Divisible:	8,000 SF	Lease Rate:	\$9 PSF (Annual)
Maximum Contiguous:	20,000 SF	Lease Type:	Absolute Gross
Space Subcategory 1:	Warehouse/Distribution	Real Estate Taxes:	\$0 PSF (Annual)
Space Subcategory 2:	Cold Storage		

Loading Docks: 1
Drive In Bays: 0
Clear Height: 21

Available Space

Suite/Unit Number:	Front 12,000 SF sublease	Date Available:	06/01/2023
Suite Floor/Level:	1	Lease Rate:	\$8 PSF (Annual)
Space Available:	12,000 SF	Lease Type:	NNN
Minimum Divisible:	12,000 SF	Real Estate Taxes:	\$0 PSF (Annual)
Maximum Contiguous:	12,000 SF	Parking Spaces:	0
Space Subcategory 1:	Warehouse/Distribution	Loading Docks:	2
Space Subcategory 2:	Manufacturing	Drive In Bays:	0
Space Type:	Sublet	Clear Height:	21

Space Description This is a sublease with home goods warehouse/distribution tenant. The space has 2 docks and there may be access to additional docks.

Area & Location

Site Description 77 Merrimack Street is a 190,000 SF industrial and mixed use facility on 20+ acres with multiple tenants and additional office and flex/industrial space for lease.

Building Related

Tenancy:	Multiple Tenants	Freight Elevators:	0
Year Built:	1978	Sprinklers:	Wet
Column Spacing:	20	Heat Source:	Ceiling Units
Passenger Elevators:	0	Lighting:	LED

Location

Address: 77 Merrimack St, Concord, NH 03303
County: Merrimack
MSA: Concord



Property Images



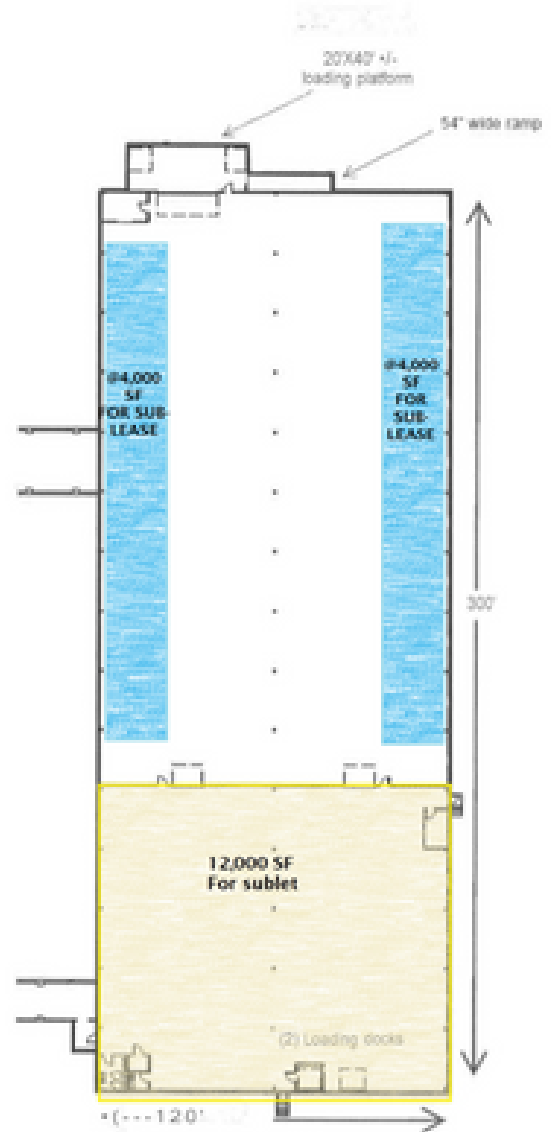
17' - 21' height



2 docks - 12,000 SF heated spce



Parking



Floorplan 8000 SF & 12,000 SF- 77 Merrimack St Penacook



Cold storage along sides - 8000 SF



Dock with cold storage space

Property Contacts



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