

# CAPITOL CITY INDUSTRIAL CENTER

## 77 Merrimack St, Concord, NH 03303

Listing ID: 12155414  
Status: Active  
Property Type: Industrial For Lease  
(also listed as Office)  
Industrial Type: Cold Storage, Flex Space  
Contiguous Space: 86,467 SF  
Total Available: 86,467 SF  
Lease Rate: \$2.95 - 6.50 PSF (Annual)  
Base Monthly Rent: \$21,256 - 46,836  
Lease Type: NNN  
Loading: 2 Docks  
Ceiling: 14 ft.



### Overview/Comments

This large industrial and mixed use facility offers municipal water, sewer, natural gas and rail within a 500 ft proximity. It is located at 77 Merrimack Street in Penacook, NH and is now in the ECONOMIC REVITALIZATION ZONE - Penacook Tax Increment Finance District. Years ago this was the headquarters for Rivco, Inc.

The property can be subdivided into as smaller units. Additional lower ceiling space is available with loading docks. A rare find in the Concord, NH area! A total of approximately 86,467 +/- SF remaining of manufacturing, warehousing and office space. The REMAINING space currently has 9' to 14' ceilings. All the "high bay" has been leased at this time.

Approximately 10,000 SF of office space available plus other areas in the building ideal for office, creative office environment, artisans, light manufacturing.

Combination of steel & wood framing & concrete block / brick construction

Office space has rooftop HVAC (natural gas)

Manufacturing heat: Rooftop make up air (natural gas).

There is a total of approximately 86,467 +/- SF of manufacturing and office space available.

3 wet sprinkler system and 3 dry sprinkler systems

240 Volt delta main service

277/480 volt

Total NNN expenses budgeted are \$1.84 PSF which includes Common Area Maintenance (CAM), building insurance and real estate taxes.

Join our newest Tenant - The Concord Monitor leasing the 44,006 SF of high bay space and Company C leasing 36,000 SF. of high bay space.

### More Information Online

<http://www.newenglandcommercialproperty.com/listing/12155414>

### QR Code

Scan this image with your mobile device:



### General Information

Tax ID/APN:	0534/P 3/ / /	Gross Building Area:	191,300 SF
Zoning:	INDUSTRIAL - IN	Building/Unit Size (RSF):	191,300 SF
Building Name:	Capitol City Industrial Center former Rivco Building	Land Area:	21.49 Acres

Industrial Type Cold Storage, Flex Space, Food Processing, Free-Standing, Industrial-Business Park, Manufacturing, Mixed Use, Light Industrial, Office Showroom, Research & Development, Self Storage, Warehouse/Distribution, Other

### Available Space

Suite Floor/Level:	1	Lease Rate:	\$2.95 - 6.50 PSF (Annual)
Space Available:	86,467 SF	Lease Type:	NNN
Minimum Divisible:	86,467 SF	Real Estate Taxes:	\$0.63 PSF (Annual)
Maximum Contiguous:	86,467 SF	Operating Expenses:	\$1.21 PSF (Annual)
Space Subcategory 1:	Warehouse/Distribution	Parking Spaces:	175
Space Subcategory 2:	Manufacturing	Loading Docks:	2
Space Type:	New	Drive In Bays:	0
Date Available:	10/03/2019	Clear Height:	14

Space Description Total building size is 190,794 +/- SF - currently now available 86,467 +/- SF. See attached for floor plans, site plans and lease rates on individual units. 10,000 SF +/- of office space at \$6.50 PSF NNN. NNN expenses are currently \$1.84 PSF. Tenant to pay own utilities, interior cleaning, internet, telephone and NNN expenses. See attached for lease rates on each section. Ceiling height of remaining space is 9 feet to 14 feet depending on location in building. There is one area in the building with a loading dock that has higher ceilings. The high bay space has been leased. Additional office, creative artisan space or manufacturing space available. SEE ATTACHED LEASE RATES. Budgeted NNN Expenses for 2022 are \$1.84 PSF.

### Area & Location

Market Type:	Large	Road Type:	Paved
Property Located Between:	5 minutes from Exit 17 off Interstate 93	Transportation:	Rail, Highway, Other

Highway Access Minutes from Interstate 93. Interstate 93 north, Exit 17, take right at ramp, cross over 2 bridges: the 1st is NH Veterans Memorial Bridge - you are crossing over the river, the 2nd bridge immediately following, you are crossing over the rail road tracks. Take first left (Tremont St not easily marked) where sign says "to Penacook". Cross over a 3rd bridge and take first left onto Macoy Street (right after 3rd bridge). Property is almost immediately on your left at corner of Macoy Street and Merrimack Street.

Site Description Total Land area of 21.49 Acres. City water and sewer. North side is 17.9 acres with 191,300 +/- SF building. Includes 814 feet of frontage on the north side of Merrimack Street, 455 feet on the northeast side of Bridge Street and approximately 500 feet on the Contoocook River. The north side property includes two parking areas of 62 striped spaces and 60 striped spaces in separate designated parking areas surrounding the main facility. The south side property consisting of 3.59 acres of land includes approximately 389 feet of frontage on the south side of Merrimack Street and 151 feet on the east side of Rolfe Street. Located across the street from the main 191,300 +/- SF facility. Access to this area is primarily from Merrimack Street with access from Rolfe Street. Includes 53 striped spaces. Potential site for a build to suit.

### Building Related

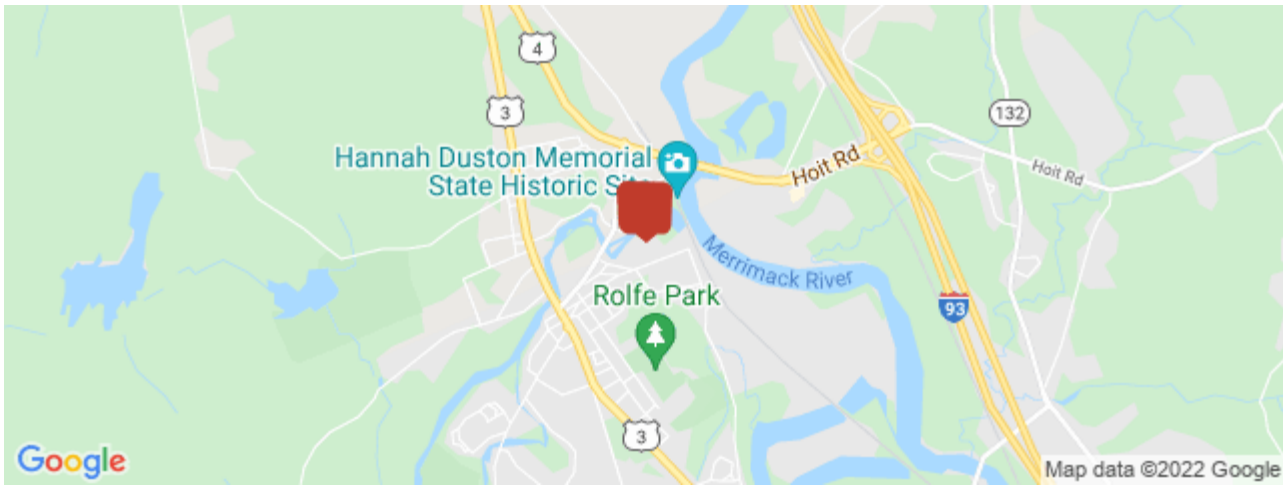
Tenancy:	Multiple Tenants	Construction/Siding:	Metal Siding, Steel Frame, Wood Frame, Other
Total Number of Buildings:	1	Parking Type:	Structure, Surface
Number of Stories:	2	Total Parking Spaces:	175
Property Condition:	Good	Column Spacing:	0000
Year Built:	1925	Sprinklers:	Wet, Dry
Year Renovated:	2000	X-Phase:	3
Roof Type:	Flat	Heat Source:	Central, Wall Units, Ceiling Units

### Land Related

Zoning Description:	IN - Industrial
Water Service:	Municipal
Sewer Type:	Municipal

### Location

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



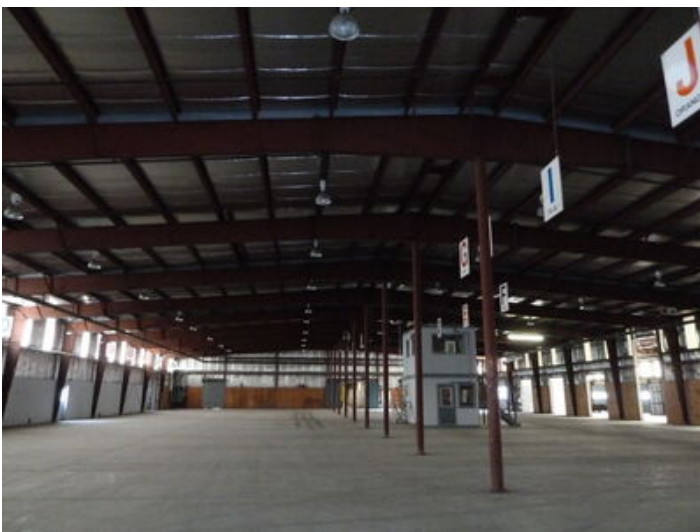
### Property Images



12000\_SF\_EXTERIOR LEASED



HIGH\_BAY\_WITH\_DOCKS LEASED



THE CONCORD MONITOR



INTERIOR LEASED





INTERIOR\_12000\_SF LEASED



VIEW OF 2ND FL SHARED LD



LEASED



LOWER LEVEL



OFFICE\_SPACE



SHARED LD OFF OF UPPER LEV



UPPER LEVEL (2)



UPPER LEVEL

## Property Contacts

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