

For  
Lease

4.50-15.00  
SF/Yr

Multi-Tenant Property  
Year Built: 1900  
Approx. 182,000 sq. ft.  
Acreage: 10.6

Newly Installed Natural  
Gas Heating System  
Loading Docks  
Drive in Bays  
3 Phase Power  
Business Center  
Availability  
Concrete Floors  
Fenced Lot  
18'-24' Ceilings

## Exceptional Multi-Tenant Industrial Space



### 33 Elm Street, Merrimack, NH, 03054

We are pleased to present to you, 33 Elm Street, Merrimack, NH. A 182,000 SF multi-tenant warehouse facility constructed on 10.6 acres of land and located just 2.7 miles from the Route 3 Airport Interchange and .3 miles from exit 12 off of the Everett Turnpike.

The building contains twenty four loading docks and drive in doors, placed around the perimeter of the building allowing for multiple points of ingress/egress. This allows the entirety of the building to be accessible from the ground floor. A myriad of improvements have recently been added to the space, this include new roofing, a new natural gas heating system, and a full conversion to low emission LED lighting. The size of the lot allows for plenty of outdoor lay-down space and parking. Property manager works on site and is accessible throughout the week. Fulfillment services also available upon request, including an onsite shipping and receiving specialist. Available contiguous space ranges from 1,000 SF to over 80,000 SF - everything from individual contractor bays to 10,000 SF rooms with 18-24' ceilings. Tenant representatives and buyer brokers are welcomed, please call for commission schedule. Principal owner is a licensed real estate agent in New Hampshire.



Please call to arrange a private viewing David M Fish, Property Manager **603-493-4452**