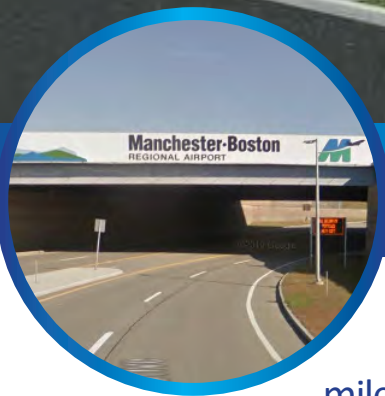


## Merrimack Commerce Park

For Lease, Build-to-Suit, Land Lease | High  
Bay Industrial/Warehouse  
50,000 SF – 1 Million+ SF



### PREMIUM MIXED-USE DEVELOPMENT SITE!

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. The land is currently zoned park industrial with mixed-use development as conditional use. The state of New Hampshire has no broad-based income tax, sales tax, use or inventory tax.

# 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

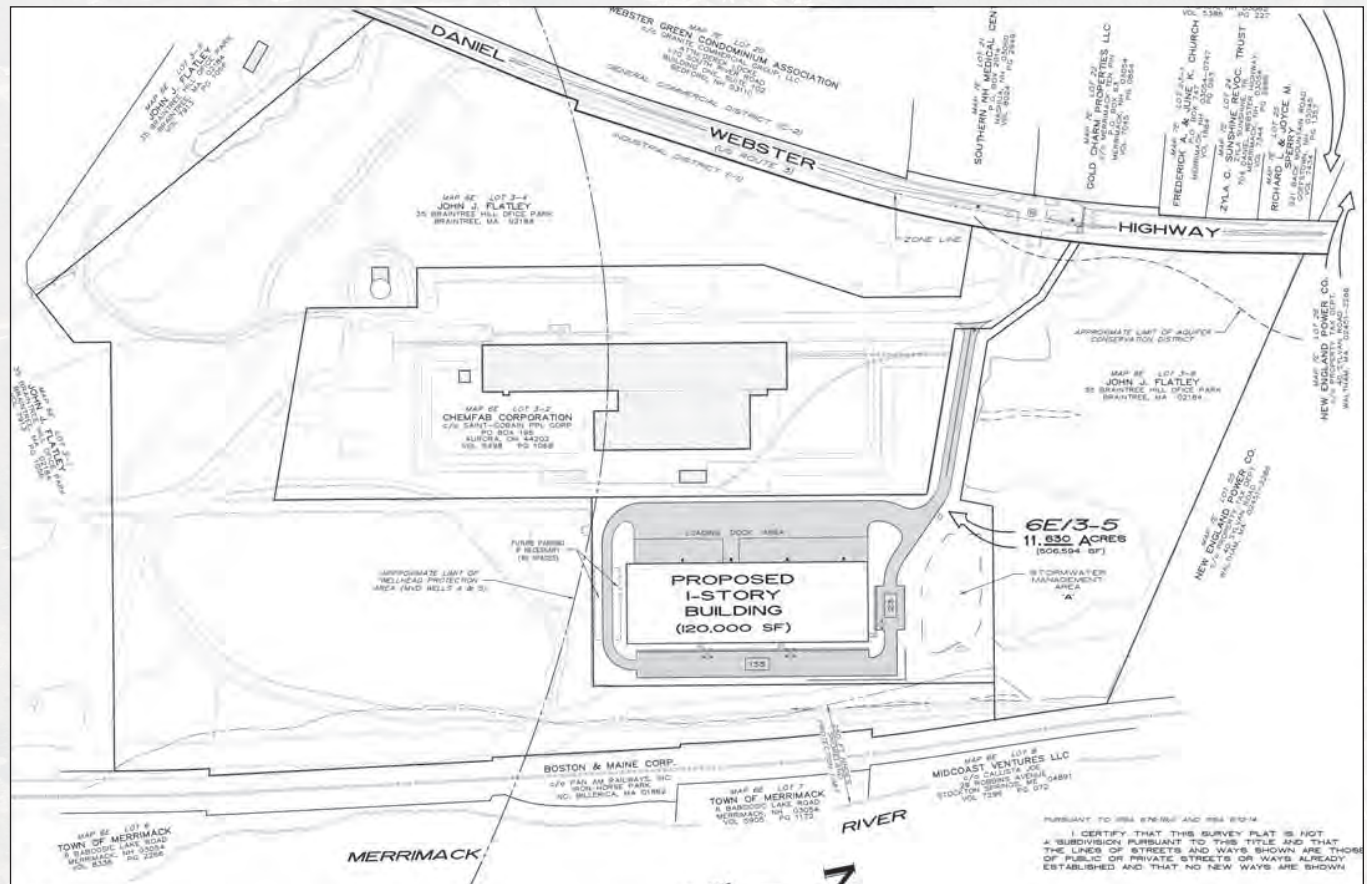
**ZONING:**

Park Industrial with  
mixed-use development  
as conditional use

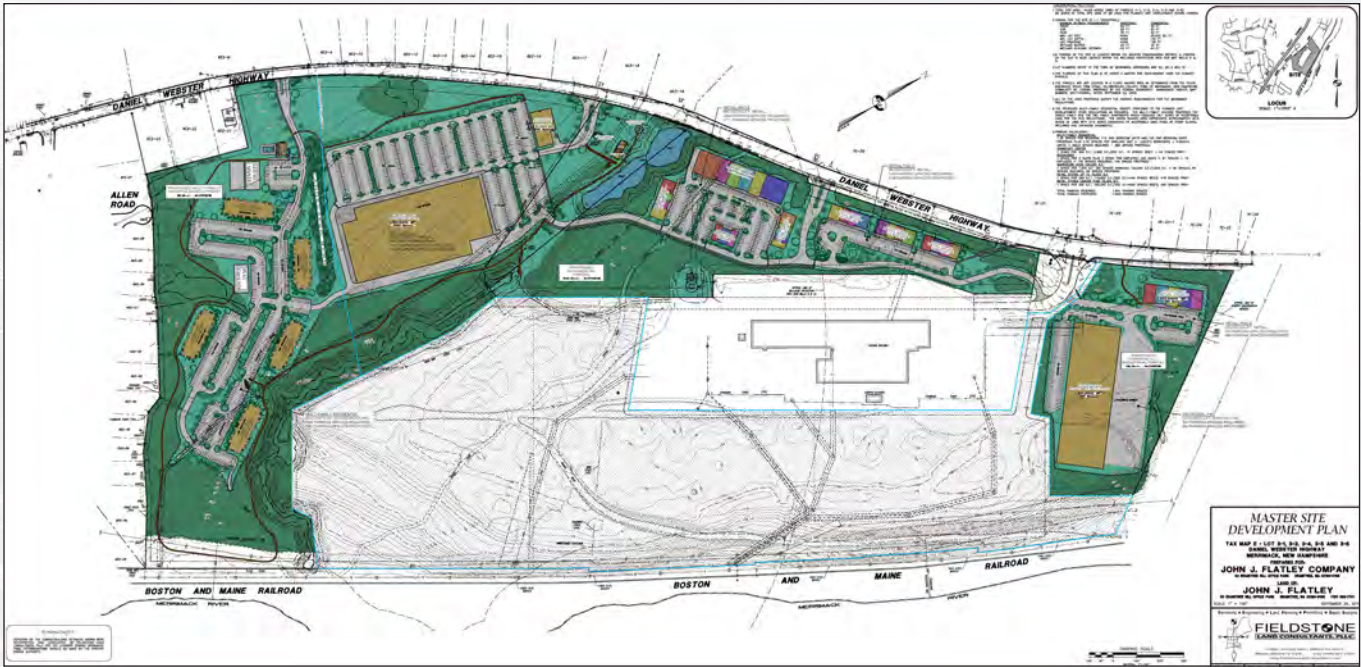
**TRANSPORTATION/TOLLS:**

No Tolls North or South

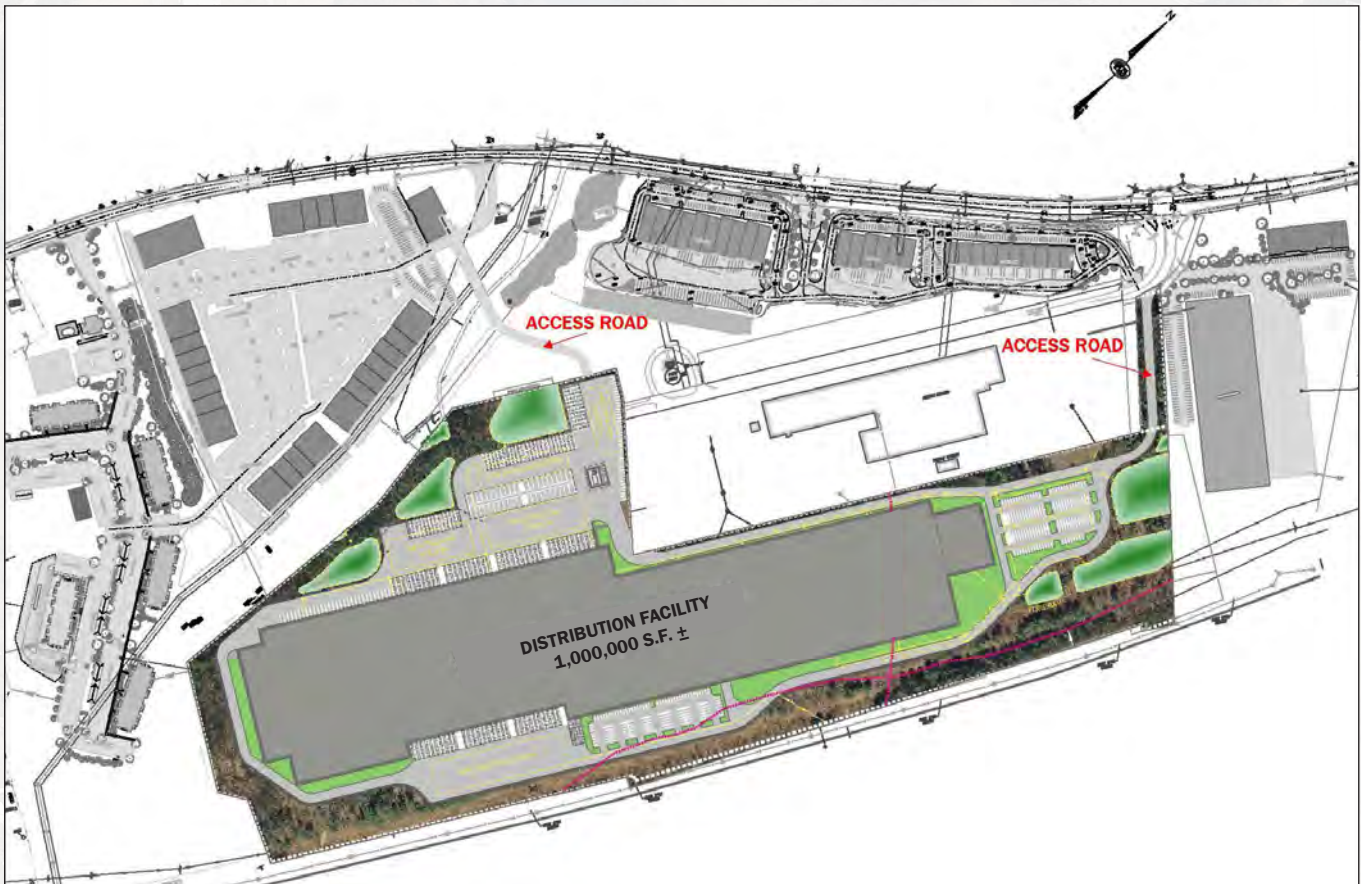
## 120,000 SF Fully Approved Site Plan:



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



# Proposed Sample Site Plan For 1 Million+ SF:





MANCHESTER



New Airport Access Road

EXIT 13

1 MILE

MERRIMACK

F.E. Everett Turnpike

Daniel Webster Highway

300,000 SF Retail Frontage

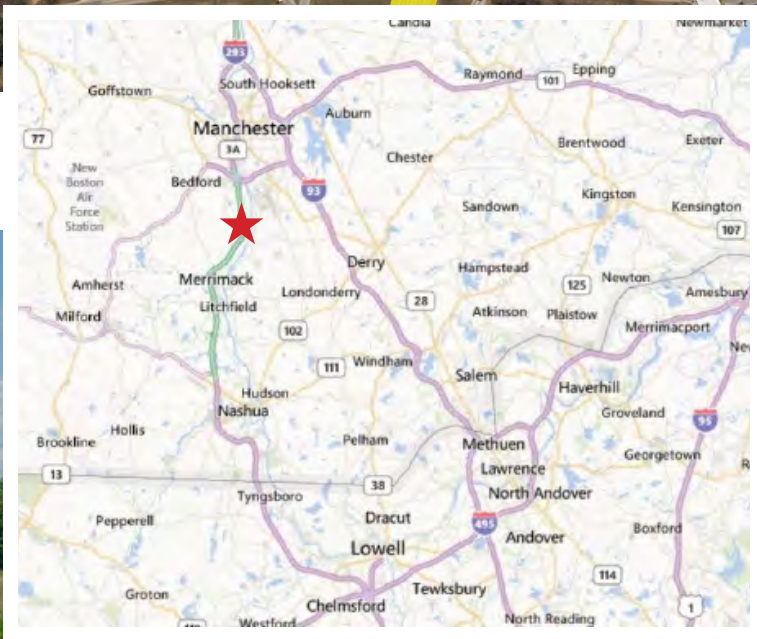
50K - 1M+ SF

150 Acres

Gilbert Crossing 240 Apartments

Merrimack River

EXIT 12



**JOHN FLATLEY**  
Company

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

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