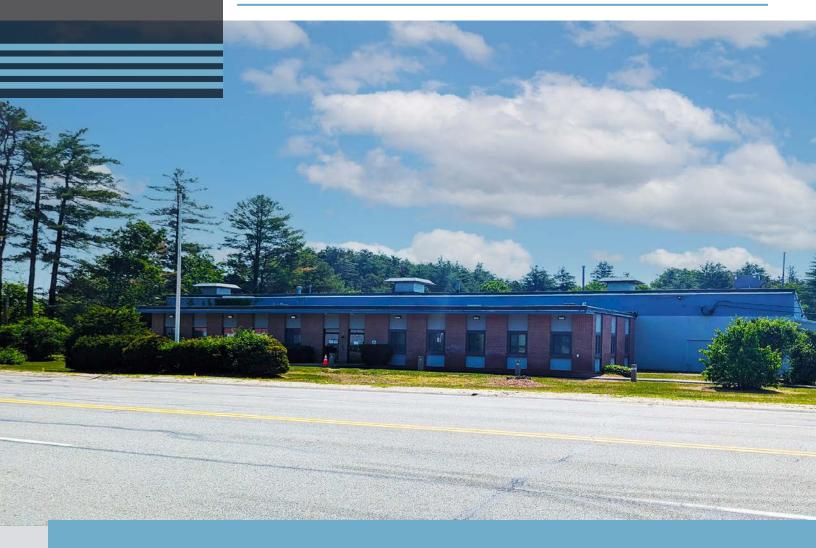
FOR LEASE INDUSTRIAL BUILDING

Available 50,360± SF (divisble to 25,180 SF)

# 15 CONTINENTAL BLVD Merrimack, NH 03054





5 DOCKS, 1 DRIVE-IN



16' CLEAR HEIGHT



**UP TO 8,000 AMPS** 







### PROPERTY OVERVIEW

The Boulos Company is pleased to present the availability of 15 Continental Boulevard, Merrimack, NH, a 50,360 SF industrial building. Available for lease is 25,180-50,360 SF. The building features air-conditioned office space, with the remainder as warehouse/light manufacturing space. There is 4,000 AMPS, 480v, 3-phase power that can be increased to 8,000 AMPS. The clear height is 16' and there are (5) loading docks and (1) drive-in door. The building is serviced by municipal water & sewer and is heated by natural gas. The parking ratio is 1.9 spaces/1,000 SF leased.

Continental Boulevard is mostly comprised of industrial and office firms, along with retail establishments. It intersects with Routes 101A and 3A, two of the area's primary business corridors. Business Neighbors include, BAE systems, Fidelity Investments, Anheuser Busch, Getinge/Antrium Medical, Conveninet MD and Elbit Systems to name a few. Retail neighbors included Merrimack Premium Outlets, Starbucks, DCU, Dunkin Donuts, Shaws, Campers Inn RV, WoodSpring Suites, Holiday Inn Express, The Common Man and McDonald's and others.

The property is conveniently located off Exit 11 of the Everett Turnpike, offering quick access to points north and south. The Manchester-Boston Regional Airport is approximately 8.4 miles away. Boston's Logan



### **BUILDING SPECIFICATIONS**

BUILDING SIZE

**AVAILABLE SPACE** 

**BUILDING TYPE** 

YEAR BUILT

**POWER** 

50,360± SF

25,180 - 50,360±SF

Industrial

1976

4,000 AMPS, 480v, 3-phase that can be increased to 8,000 AMPS

**PARKING RATIO** 

UTILITIES

LOADING

**CLEAR HEIGHT** 

ZONING

**LEASE RATE** 

1.9/1.000 SF

Municipal water & sewer; gas

5 docks and 1 drive-in

16'

Industrial

\$12.00-\$14.00/SF NNN



## LOCAL ECONOMIC OVERVIEW

Merrimack, New Hampshire is home to approximately 27,000 residents and is bordered by the New Hampshire communities of Bedford, Manchester, Litchfield, Nashua, Amherst and Hollis. The town is home to well known companies such as Fidelity Investments, Anheuser Busch and BAE Systems.

Established in 1740, Merrimack is rich in history. Matthew Thornton, one of the signers of the Declaration of Independence, called Merrimack home. Merrimack was ranked #23 in Money Magazine's "100 Best Places to Live" and its residents are committed to a wide range of community development.

Conveniently located, Merrimack is within minutes from New Hampshire two largest cities: Nashua and Manchester, making the town highly accessible to two of New England's largest employment hubs and an attractive relocation destination.

Two major airports service the Merrimack area: Boston-Manchester Regional Airport in Manchester, New Hampshire and Logan International Airport in Boston, Massachusetts. Though Boston-Manchester Regional Airport is only 12 minutes away from Merrimack and serves a variety of national destinations, daily shuttle buses between Nashua and Logan Airport run consistently.



#### **CONTACT US**







MICHAEL TAMPOSI Broker | Partner +1 603.333.1333 D +1 603.315.4348 C mtamposi@boulos.com



CHRISTOPHER HEALEY Broker | Partner +1 603.333.1333 D +1 603.475.1235 C chealey@boulos.com



**ROGER DIEKER** Managing Broker | Partner +1 603.333.1333 D +1 603.540.8315 C rdieker@boulos.com



**NICK DENISCO** Associate +1 603.333.1333 D +1 978.239.8128 C ndenisco@boulos.com

©2025 Boulos Holdings, LLC d/b/a The Boulos Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Boulos Company and The Boulos Company logo are service marks of The Boulos Company, Inc. and Boulos Holdings, LLC. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

