

FOR LEASE INDUSTRIAL BUILDING

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

15 CONTINENTAL BLVD

Merrimack, NH 03054



5 DOCKS, 1 DRIVE-IN



16' CLEAR HEIGHT



UP TO 8,000 AMPS



QUICK & EASY
HIGHWAY ACCESS

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	50,360± SF	PARKING RATIO	1.9/1,000 SF
AVAILABLE SPACE	25,180 - 50,360±SF	UTILITIES	Municipal water & sewer; gas
BUILDING TYPE	Industrial	LOADING	5 docks and 1 drive-in
YEAR BUILT	1976	CLEAR HEIGHT	16'
POWER	4,000 AMPS, 480v, 3-phase that can be increased to 8,000 AMPS	ZONING	Industrial
		LEASE RATE	\$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.

NASHUA

AMHERST STREET/ROUTE 101A

MERRIMACK/AMHERST



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