



PRIME INDUSTRIAL FACILITY

12 CONTINENTAL BLVD
MERRIMACK , NH 03054

FOR SALE



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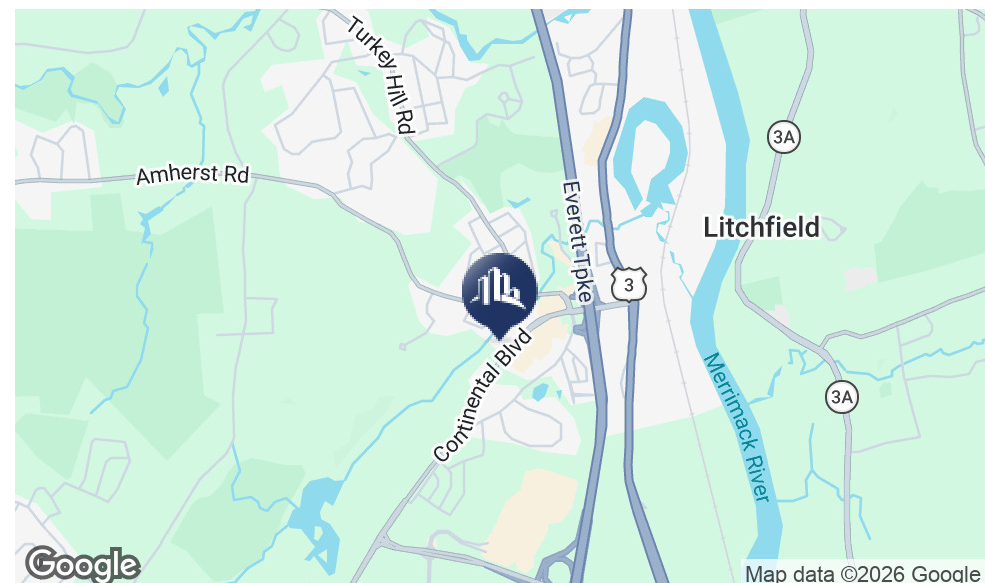


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Property Summary



OFFERING SUMMARY

Sale Price:	\$3,825,000
Lot Size:	3.14 Acres
Building Size:	25,400 SF
Property Type:	Industrial/Flex/Office

PREMIER INDUSTRIAL OPPORTUNITY

- Prime Southern New Hampshire industrial location
- Flexible space well-suited for distribution, manufacturing, contractor operations, or fleet logistics
- Opportunity for owner-users and investors
- Immediate Everett Turnpike access
- <20 minutes to Manchester-Boston Regional Airport

Loading & Operations



LOADING FEATURES:

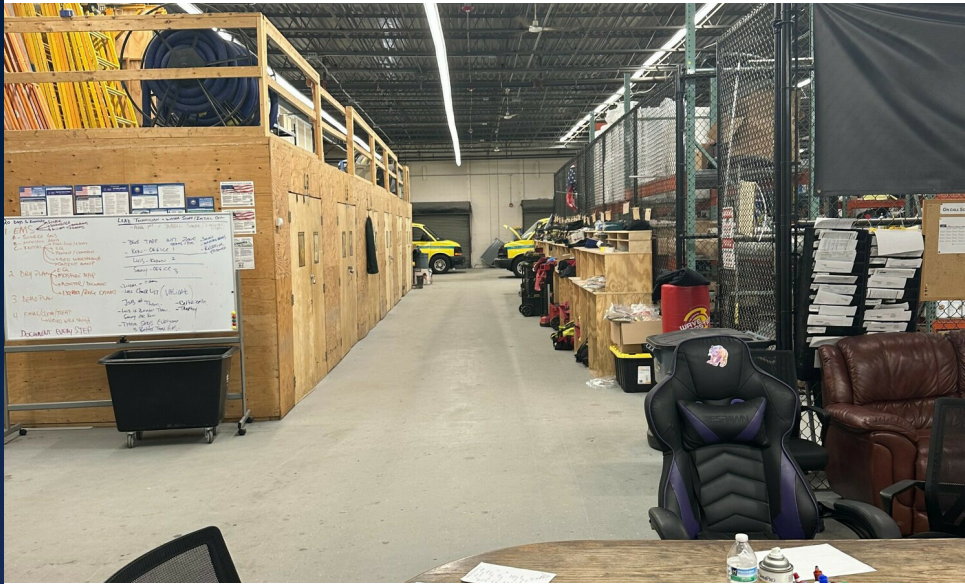
- 4 dock-height loading doors
- 2 drive-in doors (12' W × 14' H)
- Accommodates simultaneous truck loading and unloading
- Flexible access for trailers, service vehicles, and oversized equipment



LARGE PAVED YARD PROVIDES:

- Fleet staging
- Trailer storage
- Outdoor equipment storage
- Efficient truck maneuverability

Warehouse and Office Photos



Floor Plan

