Concept plan

768 Daniel Webster Hwy, Merrimack, NH

High Bay Flex/Warehouse
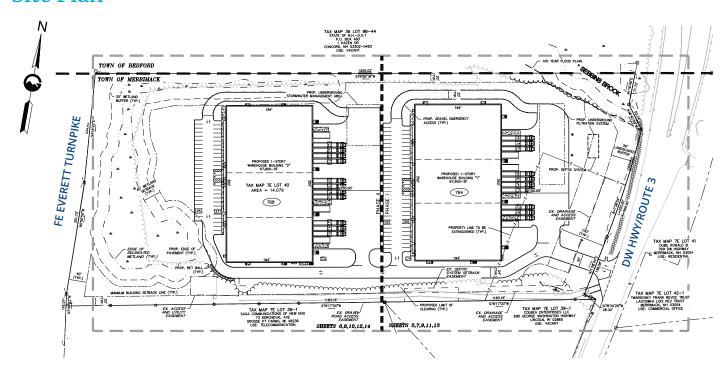# **Build-to-Suit**

Bob Rohrer
Managing Director
+1 603 860 2233
bob.rohrer@colliers.com

Doug Martin
Vice President
+1 603 493 8784
doug.martin@colliers.com

175 Canal Street, Suite 401
Manchester, NH 03101
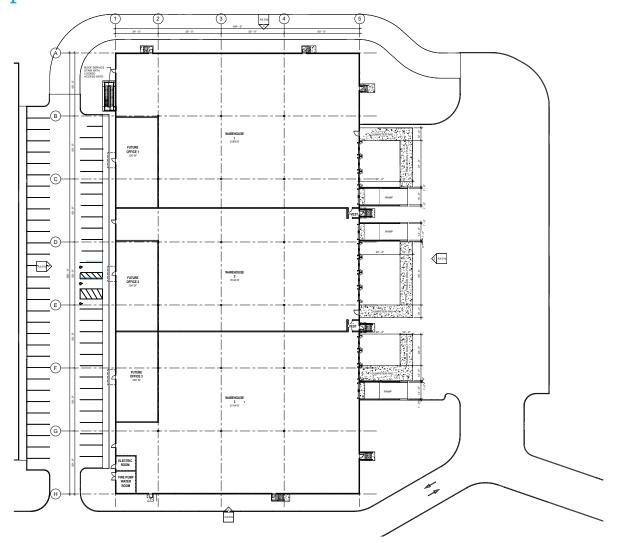+1 603 623 0100
colliersnh.com

Accelerating success.

768 Daniel Webster Hwy, Merrimack, NH

Specifications

Concept plan

Site Plan

Sample Floor Plan

Specifications

Address:	768 Daniel Webster Highway
Location:	Merrimack, NH 03054
Building Type:	Flex/warehouse/distribution
Year Built:	TBD
Total Building SF:	Up to 135,800± in 2 buildings
Available SF:	16,000± to 135,800±
Acreage:	14.97±
Floors:	1
Clear Height:	28'± to 32'±
Loading Docks & Drive-ins:	Customizable
Road Frontage:	550'± on Daniel Webster Highway 500'± on FE Everett Turnpike
Utilities:	Municipal water & septic Natural gas
Zoning:	Commercial/Industrial
Parking:	TBD
Accessibility:	Located between Route 3 and the Everett Turnpike at Exit 13
Lease Rate:	**Call for details**

Quick access to & from Route 3 highway system

Highly visible

New construction build-to-suit

Flexible floorplans

For Lease

U-HAUL

Raymond Wieczorek Drive

3

15,036± AADT NHDOT 2023

EXIT 13

EVERETT TURNPIKE

63,449± AADT NHDOT 2022

Site lines approximate

Property Highlights

- APPROVED! 16,000± to 135,800± SF available in two adjacent buildings

- Units to include drive-ins and loading docks; number TBD per tenant

- Flexible floor plans allow for different configurations

- 2025 groundbreaking anticipated

- Property will be serviced by public water, septic, natural gas, and electric

- Well-positioned between Route 3/Daniel Webster Highway and the Everett Turnpike at Exit 13 and Raymond Wieczorek Drive

Colliers

175 Canal Street, Suite 401
Manchester, NH 03101
+1 603 623 0100

500 Market Street, Suite 9
Portsmouth, NH 03801
+1 603 433 7100

217 Commercial Street, Suite 201
Portland, ME 04101
+1 207 560 8000