

## MERRIMACK HIGH-BAY SPACE 120,000 SF FOR LEASE



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, with the recent addition of the Gilbert Crossing Apartments and the Merrimack Commerce Center flex building.



## 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

#### SITE SIZE:

12.3 Acres

#### CLEAR HEIGHT:

Up to 39'6"

#### 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:

40-45 tailboard height  
docks with overhead doors

#### FIRE PROTECTION:

Fully Sprinkled

#### HVAC:

Natural Gas Fired  
Roof Top Units (RTU's)

#### PARKING:

89 vehicle spaces; trailer  
parking TBD

#### 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:

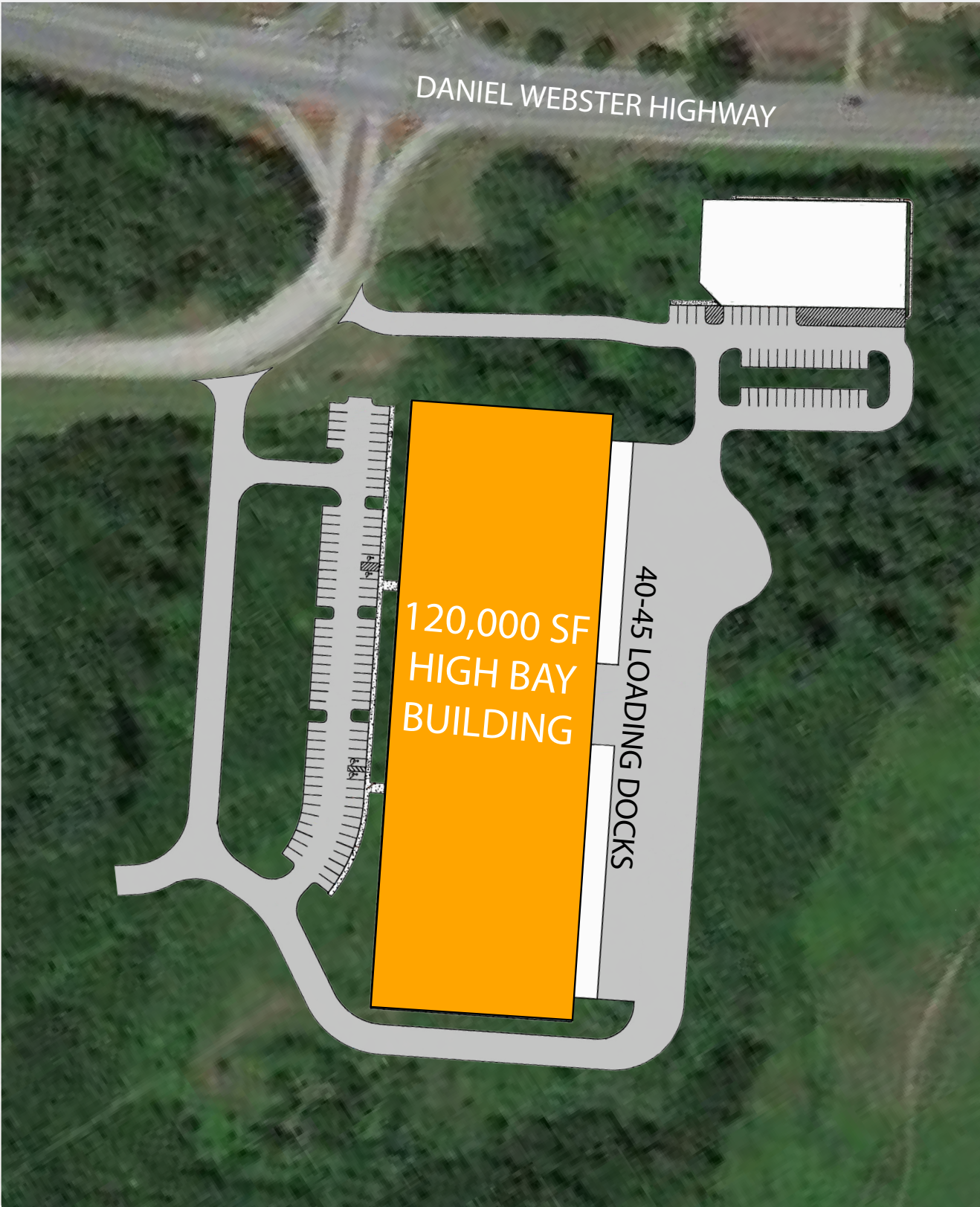
No Tolls North or South

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





120,000 SF Fully Approved Site Plan:







**JOHNFLATLEY**  
Company

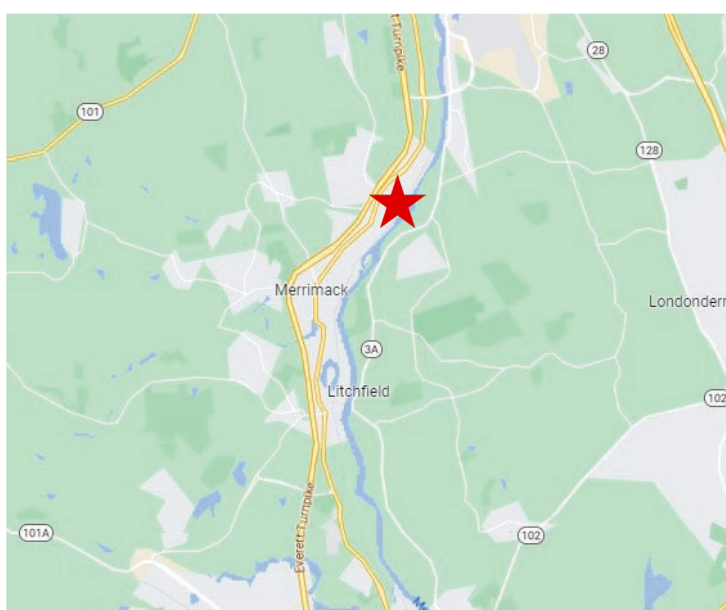
**For more information,  
or to schedule a tour, please contact:**

**Tom Maregni**

Direct 781.917.5306

Office 781.380.7731

[thomas.maregni@johnflatleyco.com](mailto:thomas.maregni@johnflatleyco.com)



**Corporate Headquarters | 45 Dan Rd, Suite 320, Canton, MA 02021 | 781.380.7731**  
**[www.johnflatleyco.com](http://www.johnflatleyco.com) | [info@johnflatleyco.com](mailto:info@johnflatleyco.com)**