JOHN FLATLEY Company

MERRIMACK COMMERCE CENTER

FLEX SPACE FOR LEASE

2,620 SF - 28,000 SF





683 Daniel Webster Highway, Merrimack, NH

Located immediately off of Exit 12 in Merrimack, NH, the John Flatley Company is developing a 150-acre mixed-use development site, now offering a brand new, class A flex building for lease, with office space up front and warehouse space in the back. In addition to the site featuring a new 336-unit Gilbert Crossing apartment complex, it offers nearby retail amenities on DW Highway, and sits only two miles from the Manchester-Boston Regional Airport and Bedford/Manchester amenities.

Unit Breakdown:

Building A:

Suite 105	4,850 SF*
Suite 106	4,850 SF*
Suite 107	4,850 SF*

*Contiguous up to 14,550 SF

Building B: Available Fall 2027

Suite 101	3,400 SF*
Suite 102	3,650 SF*
Suite 103	4,200 SF*
Suite 104	4,200 SF*
Suite 105	4,250 SF*
Suite 106	4,300 SF*

*Contiguous up to 24,000 SF

Building C: Available Fall 2027

Suite 101	2,820 SF*
Suite 102	2,820 SF*
Suite 103	2,820 SF*
Suite 104	2,820 SF*
Suite 105	2,820 SF*
Suite 106	2,820 SF*
Suite 107	2,820 SF*
Suite 108	2,820 SF*
Suite 109	2,820 SF*
Suite 110	2,620 SF*

*Contiguous up to 28,000 SF

Property Details:

- Units range from 4,350 SF to 4,850 SF, which can be combined to 48,000 SF
- Units developed with finished open office space, a restroom, warehouse space, and loading dock
- Individually metered for electrical & gas
- Ceiling height: 20’
- Insulated metal pedals with store fronts
- Fully adhered rubber membrane roof
- 200 amp 3 phase
- 5” concrete slab in warehouse
- 4” concrete slab in office

SEE WHAT IS IN THE AREA:

- Gilbert Crossing Apartments
- Manchester-Boston Regional Airport
- Whole Foods, Target, Dunkin’ Donuts
- Thirsty Moose Taphouse
- Budweiser Brewery Experience
- Holiday Inn, Homewood Suites
- 20 minutes from Gateway Hills, Nashua
- The Homestead Restaurant & Tavern





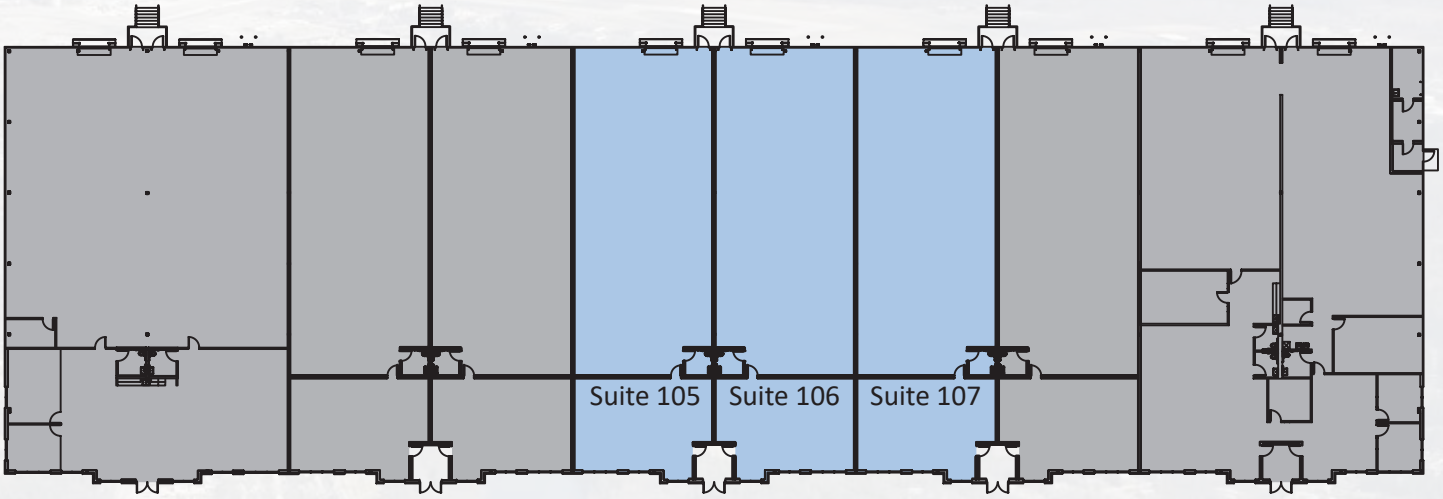


Floor Plans:

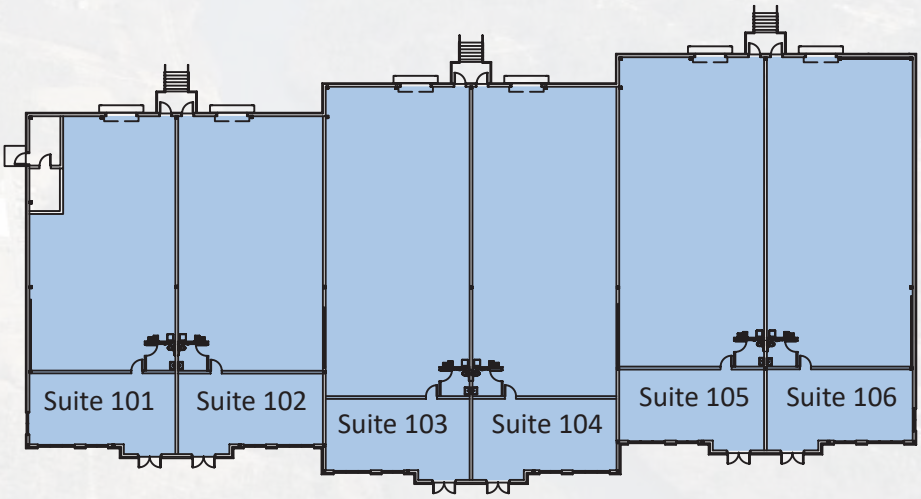
AVAILABLE

LEASED

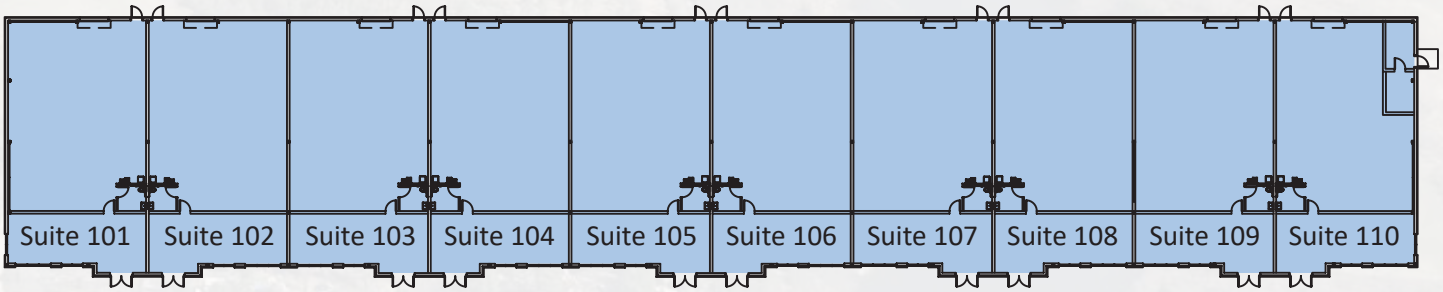
BUILDING A



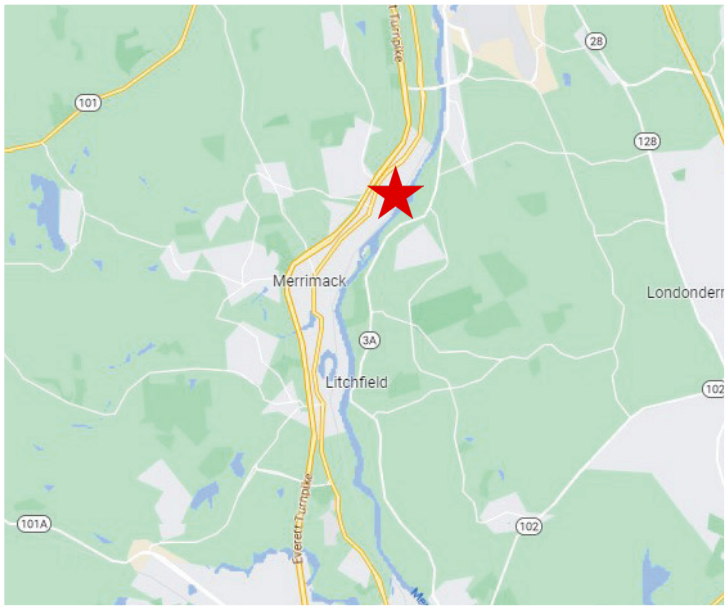
BUILDING B



BUILDING C







JOHN FLATLEY Company

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

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