

## MERRIMACK COMMERCE CENTER

FLEX SPACE FOR LEASE

4,850 SF - 29,100 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 240-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:	SF:
Suite 103	4,850 SF*
Suite 104	4,850 SF*
Suite 105	4,850 SF*
Suite 106	4,850 SF*
Suite 107	4,850 SF*
Suite 108	4,850 SF*

*\*Contiguous up to 29,100 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

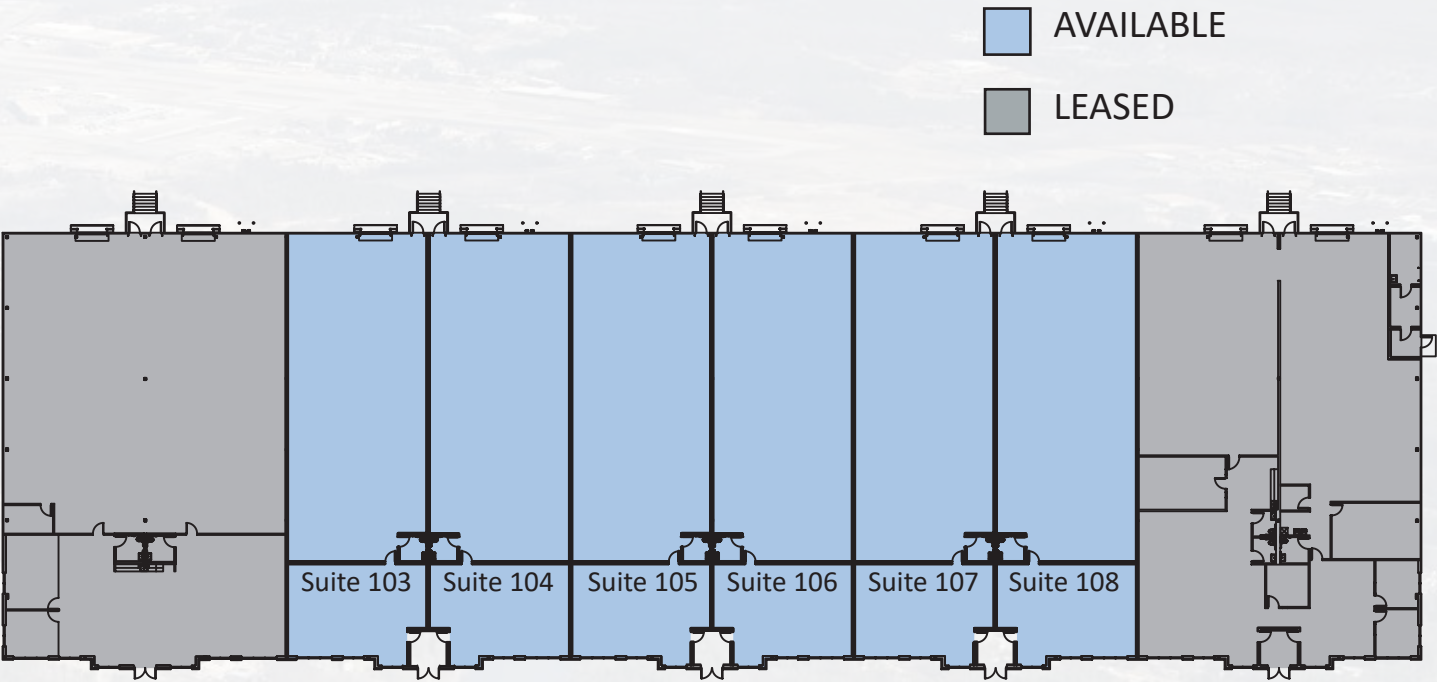
## SEE WHAT IS IN THE AREA:

- 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

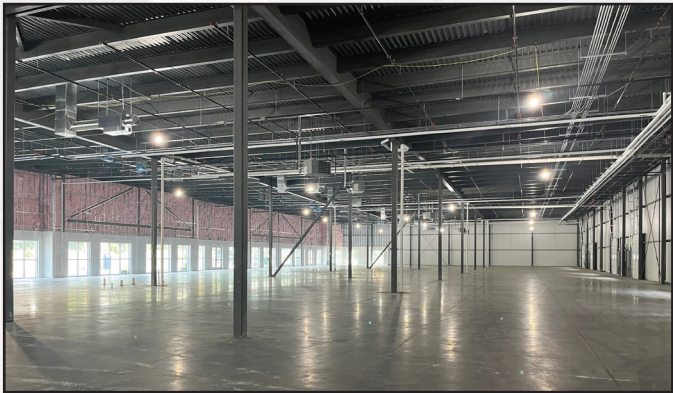




Floor Plans:



BUILDING A





**LOWE'S**

**PRESSED**  
CAFE

**WHOLE  
FOODS  
MARKET**



**MARKET  
BASKET**  
"MORE FOR YOUR DOLLAR"

**THE MALL OF  
NEW HAMPSHIRE**  
A SIMON MALL

**HOMWOOD  
SUITES**  
Hilton

**Manchester-Boston**  
REGIONAL AIRPORT



Exit 13

F.E. Everett Turnpike

Daniel Webster Highway

**FUTURE DEVELOPMENT SITE**



**DUNKIN'**  
Walgreens



**the common man**

**MERRIMACK  
PREMIUM OUTLETS**  
A SIMON CENTER

**Santander**

**Gilbert**  
CROSSING  
APARTMENTS

**JOHNFLATLEY**  
Company

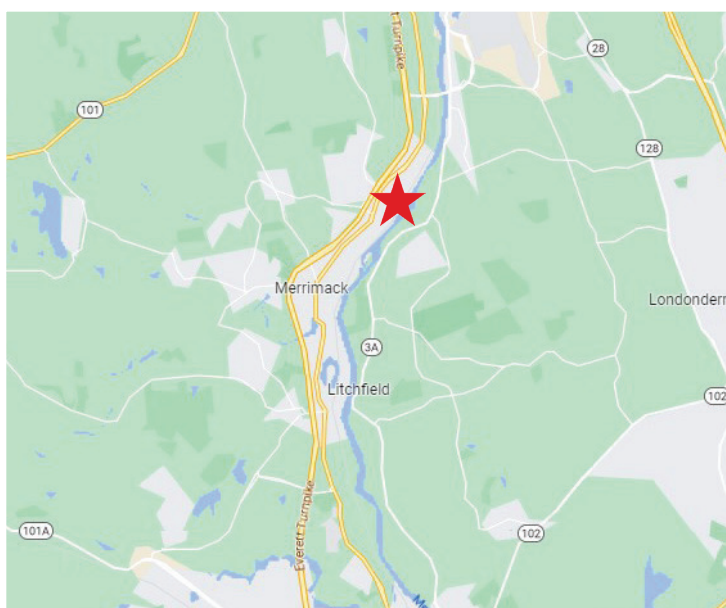
**For more information,  
or to schedule a tour, please contact:**

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