

MERRIMACK COMMERCE CENTER
FLEX SPACE FOR LEASE
4,350 SF - 38,300 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*
Suite 109	4,850 SF*
Suite 110	4,350 SF*

*Contiguous up to 38,300 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

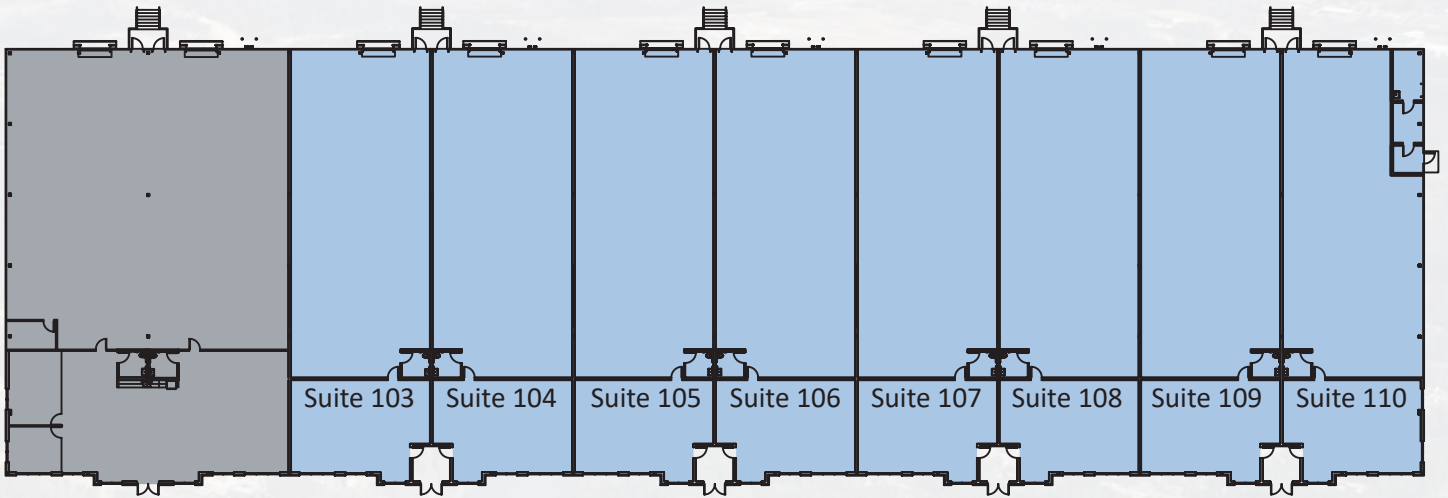
SEE WHAT IS IN THE AREA:

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



Floor Plans:

■ AVAILABLE
■ LEASED



BUILDING A



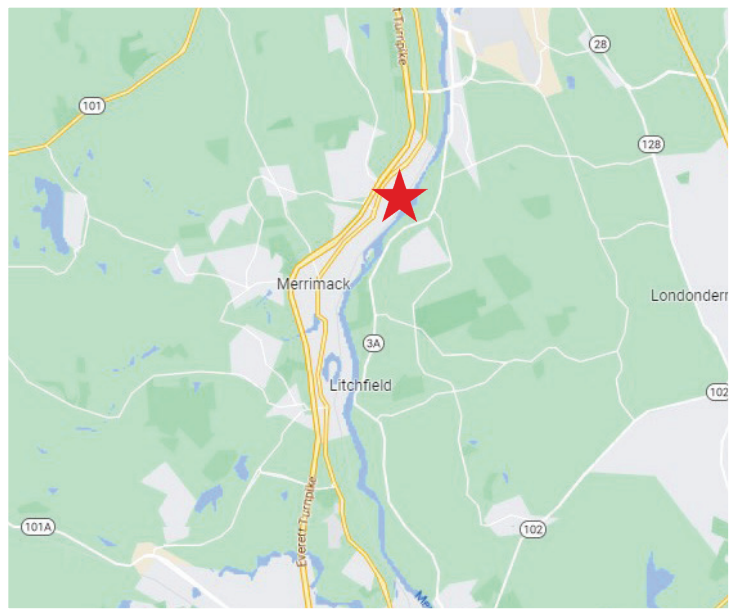


Exit 13

F.E. Everett Turnpike

Daniel Webster Highway

FUTURE DEVELOPMENT SITE



JOHNFLATLEY
Company

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

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