



# 7 CROW'S NEST CIRCLE

**MERRIMACK, NH**

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**300,000 SF | 36' CLEAR | NEW CONSTRUCTION**

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THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

PROPERTY DESCRIPTION

359,309 SF Warehouse Building

PROPERTY HIGHLIGHTS

- Class A Distribution/Warehouse Building
- Potential Rail Access to CSX Rail Line
- Located 3 minutes off of Route 3
- Accessible by Exit 7E and 10 off of Route 3
- New Construction

CONSTRUCTION TIMELINE

- Groundbreaking: March 2023
- Site Work: August 2023
- Building Structure/Envelope: January 2024
- Base Building Delivery: April 2024
- TI Delivery: May 2024

PROPERTY SPECIFICATIONS

TOTAL SIZE:	359,309 SF
AVAILABLE SF:	300,000 +/- SF
SUBDIVIDABLE:	43,000 SF
LOT SIZE:	18.34 Acres
CLEAR HEIGHT:	36' Clear height
UTILITIES:	Town Water/Natural Gas/Sewer (Private)
LOADING DOCKS:	96
DRIVE-IN DOORS:	8 (12' x 14')
COLUMN SPACING:	54'W x 48'D, 60' Deep Speeday
PARKING:	304 Spaces
TRAILER PARKING:	30 Spaces
ELECTRICAL:	6000 Amps, 277/480 Volt 3 Phase
SPRINKLER:	ESFR
EXTERIOR WALLS:	Precast insulated concrete panels
BUILDING DEPTH:	265'
BUILDING LENGTH:	1,350'
TRUCK COURT DEPTH:	130'
WAREHOUSE FLOOR:	8" Sealed concrete slab, 3,500 PSI
LIGHTING:	LED
COMMUNICATION:	1 GB Fiber Service
RENTAL RATE:	MARKET



## ADDITIONAL RENDERINGS





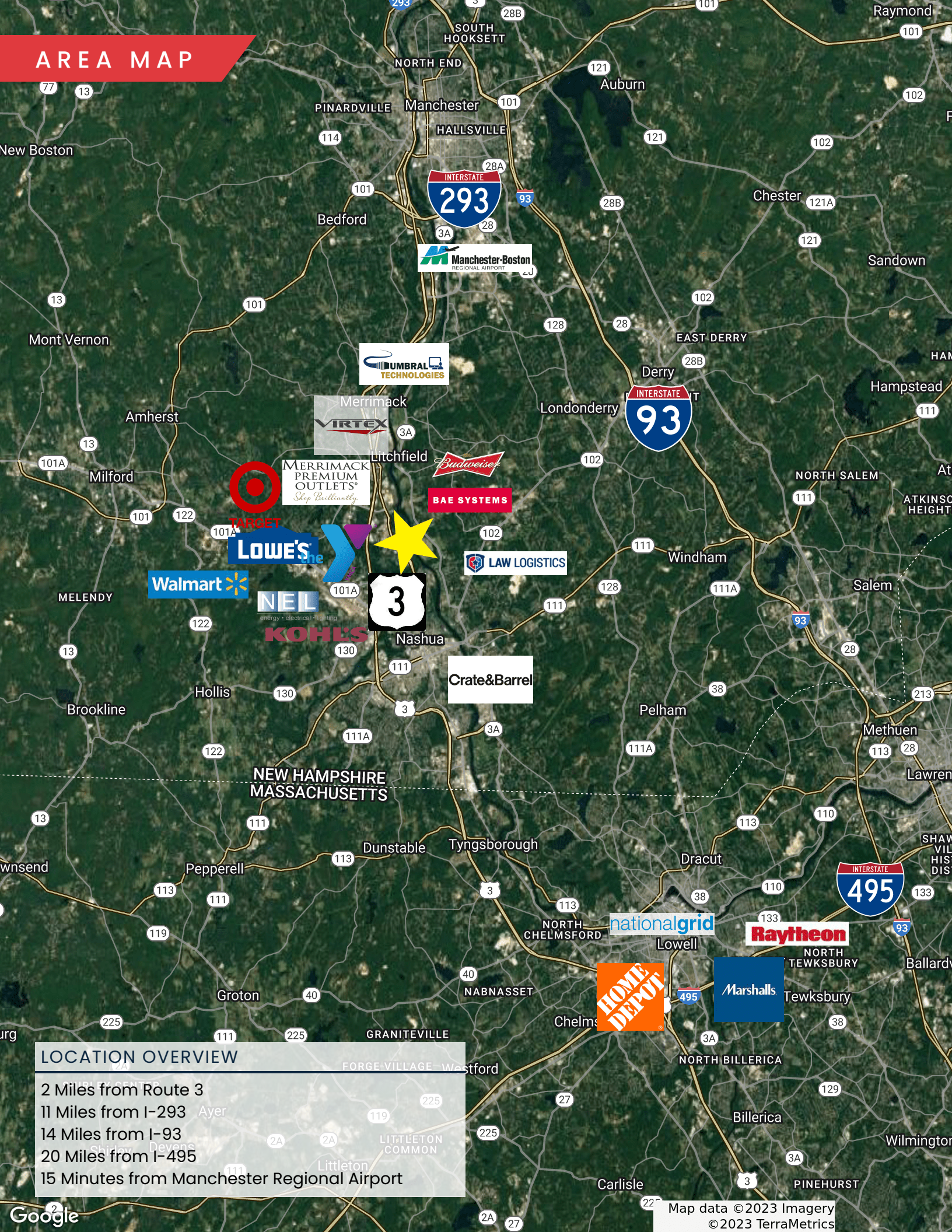




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## AREA MAP

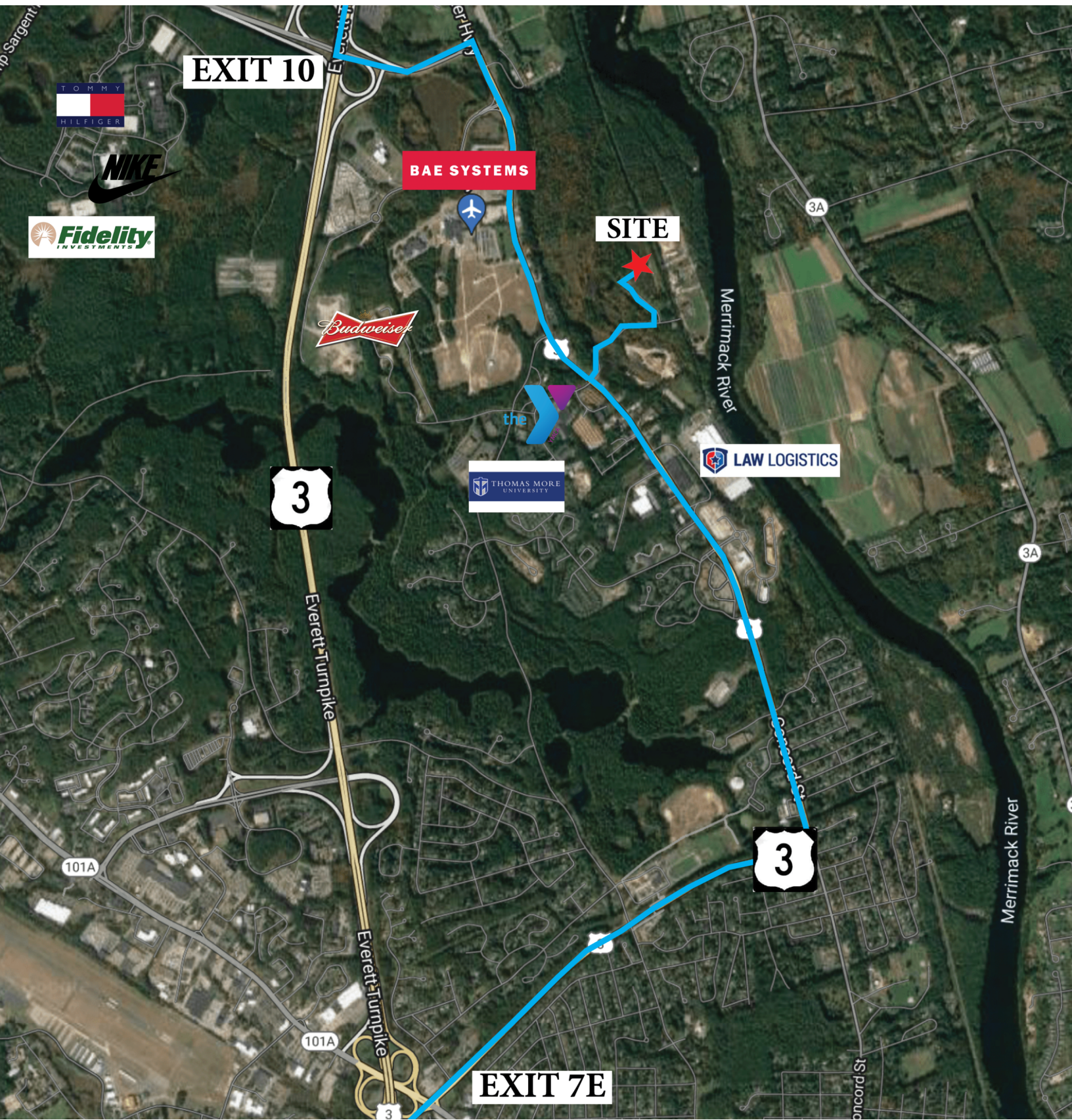


### LOCATION OVERVIEW

2 Miles from Route 3  
11 Miles from I-293  
14 Miles from I-93  
20 Miles from I-495  
15 Minutes from Manchester Regional Airport



LOCAL MAP





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