



7 CROW'S NEST CIRCLE

MERRIMACK, NH

300,000 SF | 40' 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:	40' Clear height
UTILITIES:	Town Water/Natural Gas/Sewer (Private)
LOADING DOCKS:	96 (9' x
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





NEEL
energy • electrical • lighting

BAE SYSTEMS

MERRIMACK
PREMIUM
OUTLETS
Shop Brilliantly

Elbit Systems

VIRTEX

UMBRAL
TECHNOLOGIES

Budweiser

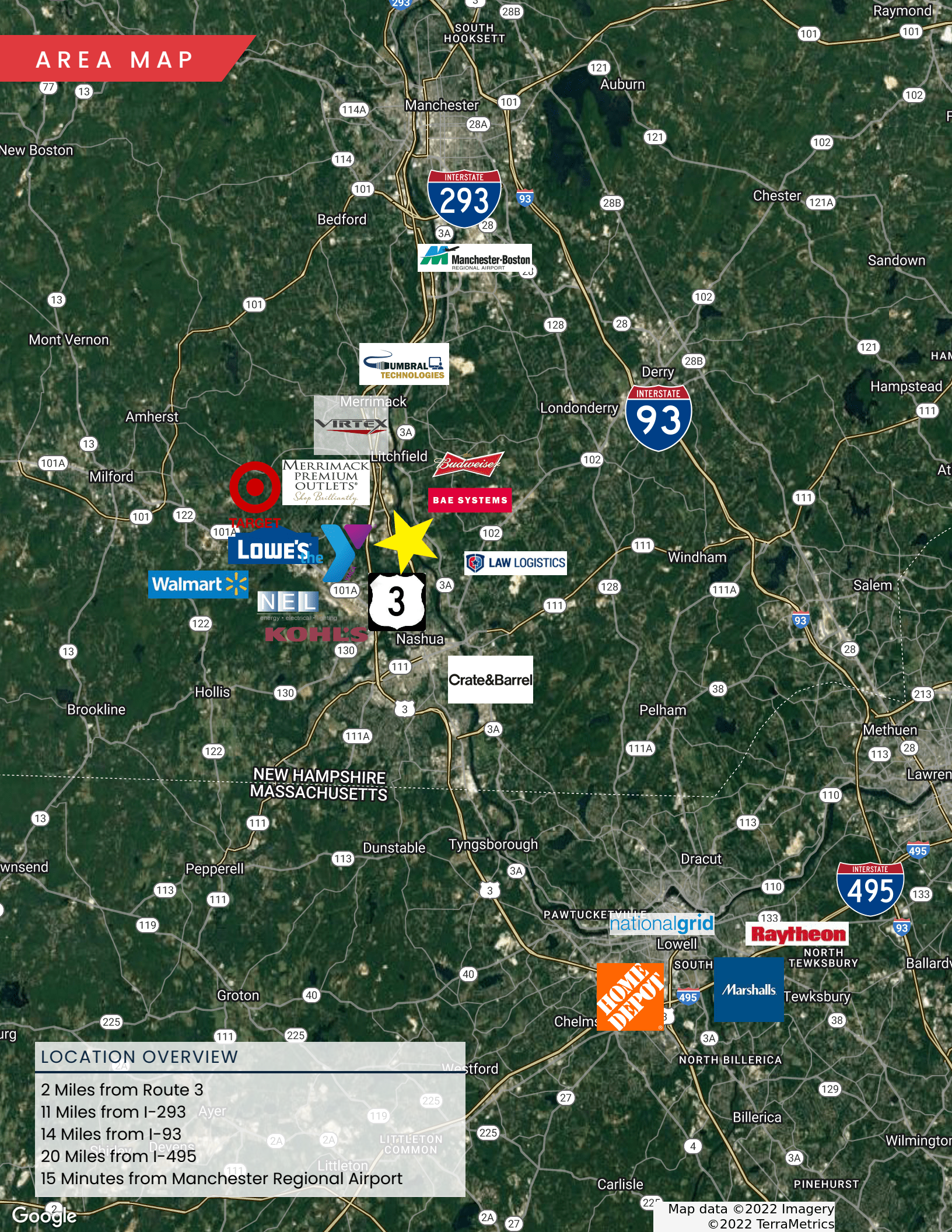
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CSX

SITE PLAN



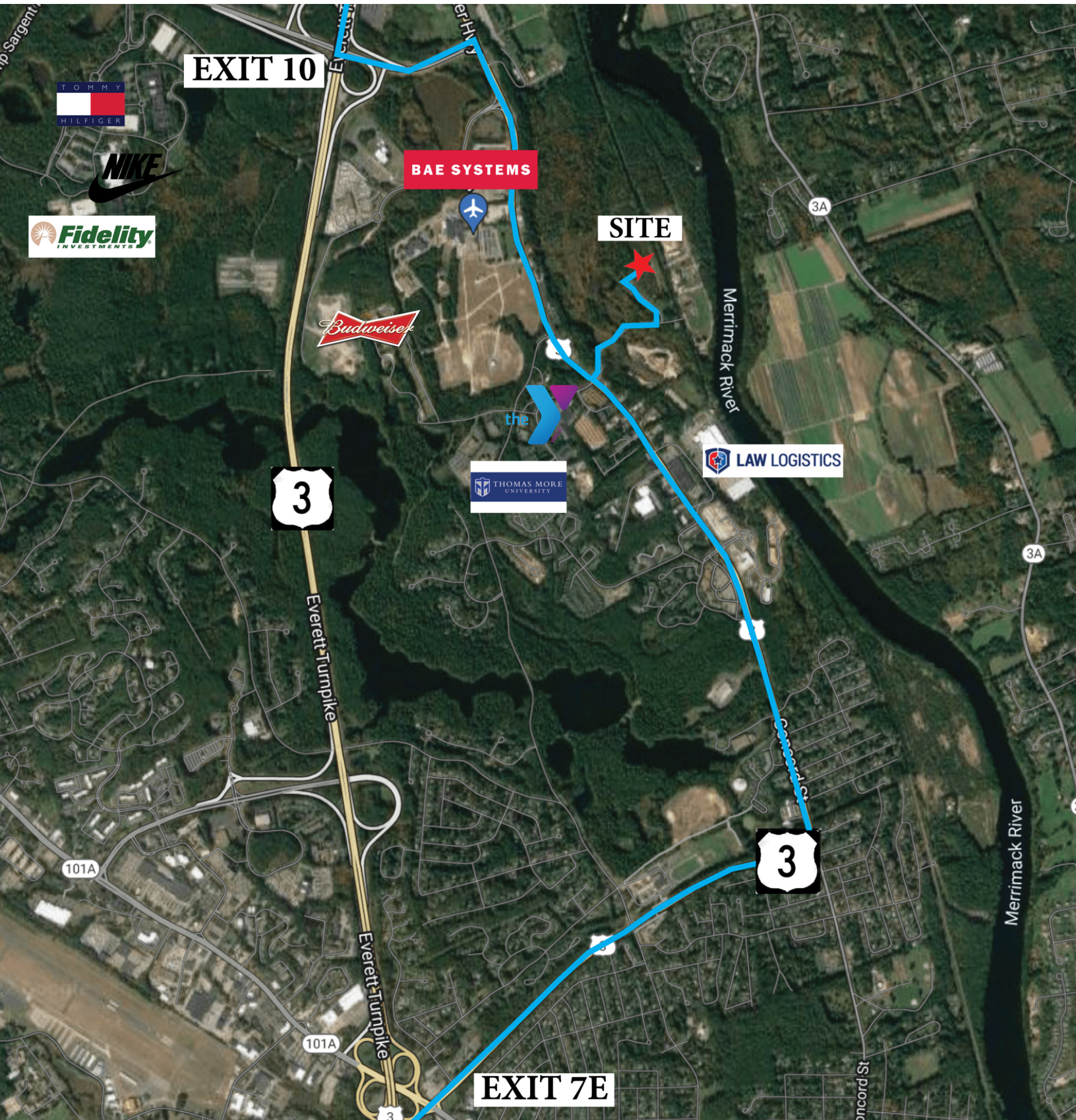
AREA MAP



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



EXIT 10

BAE SYSTEMS

SITE

3

Everett Turnpike

LAW LOGISTICS

THOMAS MORE UNIVERSITY

3

EXIT 7E

Everett Turnpike

Merrimack River

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MERRIMACK, NH 03054

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