



7 CROW'S NEST CIRCLE

MERRIMACK, NH

FOR LEASE | 360,00 SF INDUSTRIAL BUILDING

- 142,000 SF Available 4th Quarter 2026
- Subdividable to 30,000 SF
- Class A Distribution/Warehouse Building
- 36' Clear Height
- Potential Rail Access
- Located 3 minutes off of Route 3



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

142,000 SF Industrial Building Available for Lease 4th Quarter 2026

PROPERTY HIGHLIGHTS

- Class A Industrial Building
- Located 3 minutes off of Route 3
- Subdividable to 30,000 SF
- Under Construction
- 304 Parking Spaces
- LED Lighting
- ESFR Sprinkler

CONSTRUCTION TIMELINE

Phase 1-

- 210,000 ± SF Leased

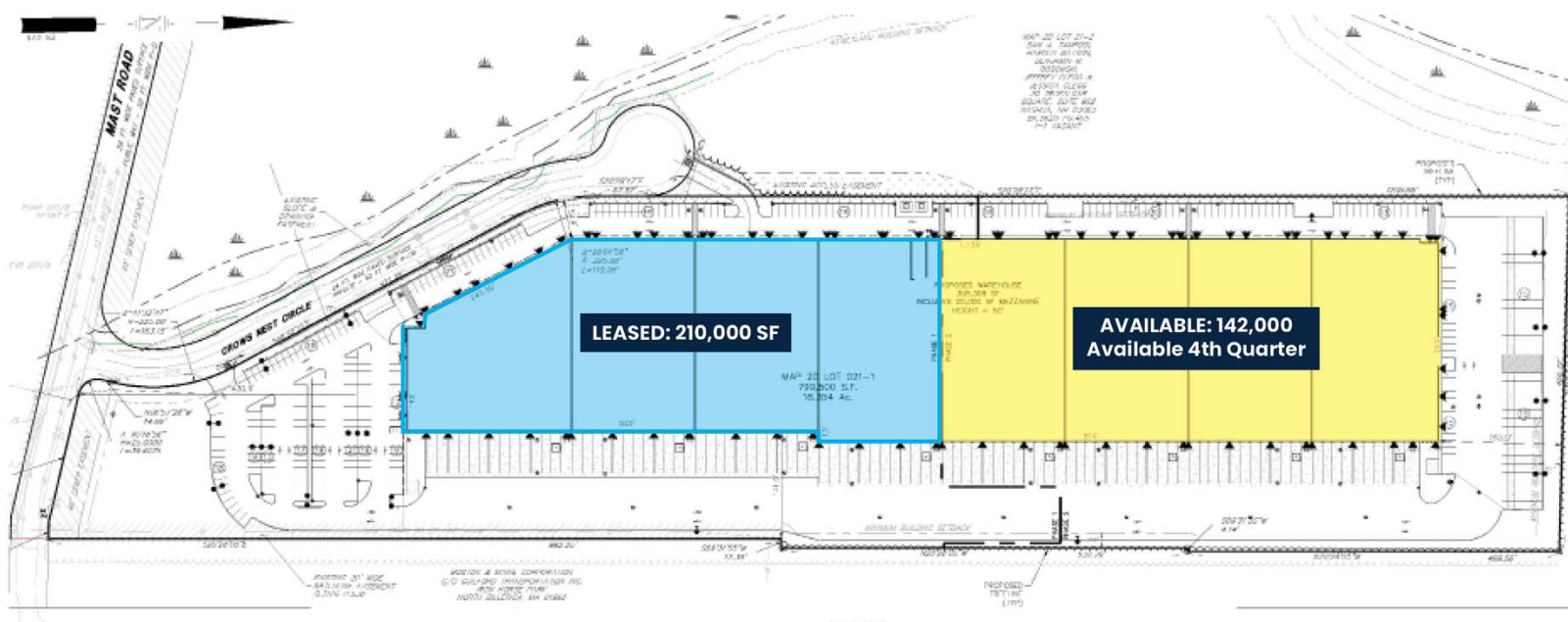
Phase 2-

- 142,000 ± SF to be delivered in 2026
- Base Building Delivery: Spring of 2026
- TI Delivery: Summer of 2026

PROPERTY SPECIFICATIONS

Total Size:	360,000 +/- SF
Available 4th Quarter 2026:	142,000 SF; Subdividable to 30,000 SF
Lot Size:	18.34 Acres
Clear Height:	36' Clear height
Utilities:	Town Water/ Natural Gas/ Sewer (Private)
Loading Docks:	96 (9'x10')
Drive-in Doors:	8 (12' x 14')
Column Spacing:	54'W x 48'D, 60' Deep Speedbay
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
Communication:	1 GB Fiber Service
Rental Rate:	MARKET

SITE PLAN



AERIAL

VIRTEX

MERRIMACK
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OUTLETS®
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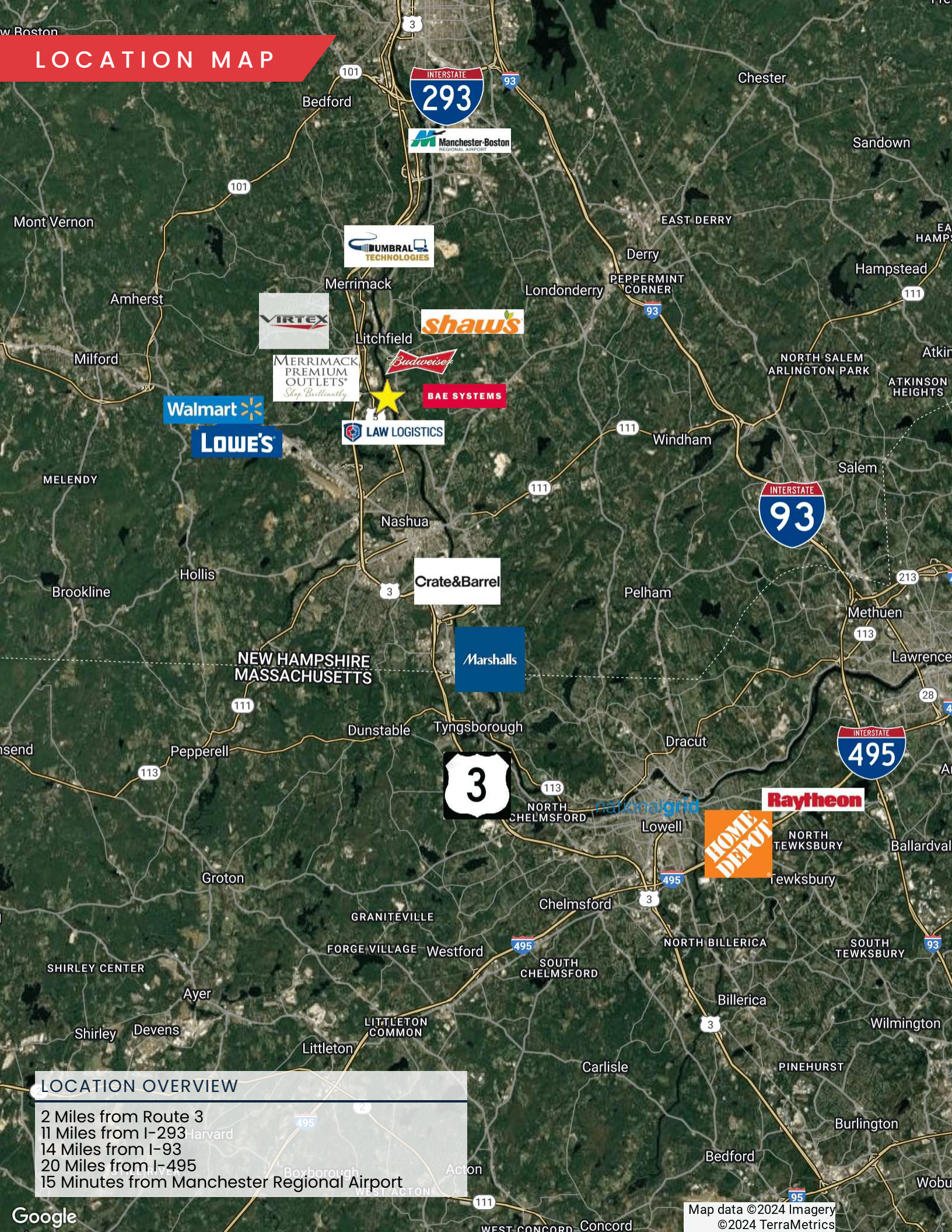
Elbit Systems™

Budweiser

BAE SYSTEMS

CSX

LOCATION 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

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