



7 CROW'S NEST CIRCLE

MERRIMACK, NH

FOR LEASE | 360,00 SF INDUSTRIAL BUILDING

- 20,000-200,000 SF Available
- Class A Distribution/Warehouse Building
- New Construction
- Subdividable
- 36' Clear Height
- Potential Rail Access
- Located 3 minutes off of Route 3



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

PROPERTY DESCRIPTION

20,000–200,000 SF Available for Lease in brand-new, Class A Industrial Building

PROPERTY HIGHLIGHTS

- Class A Industrial Building
- Located 3 minutes off of Route 3
- Accessible by Exit 7E and 10 off of Route 3
- Under Construction

CONSTRUCTION TIMELINE

Phase 1–

- 160,000 ± SF Leased

Phase 2–

- 20,000–200,000 ± SF to be delivered in 2026
- Building Structure/Envelope: Fall of 2025
- Base Building Devliery: Spring of 2026
- TI Delivery: Summer of 2026

PROPERTY SPECIFICATIONS

TOTAL SIZE:	359,309 SF
AVAILABLE SF SPRING 2026:	20,000–200,000 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
PARKING:	304 Spaces
TRAILER PARKING:	30 Spaces
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

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AERIAL

VIRTEX

MERRIMACK
PREMIUM
OUTLETS®
Shop Brilliantly.

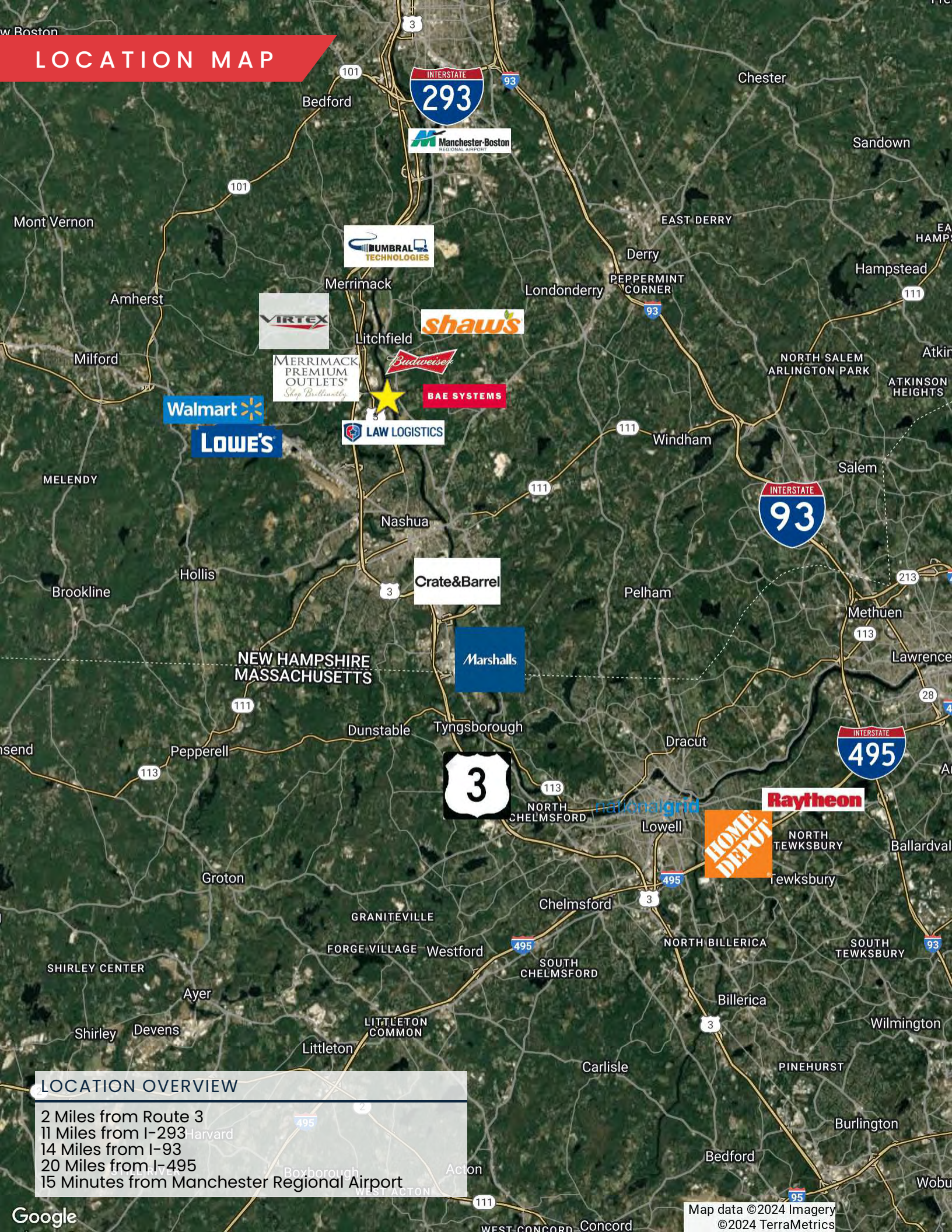
Elbit Systems™

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

LOCAL MAP

EXIT 10



BAE SYSTEMS



SITE



Merrimack River



Everett Turnpike

101A

101A

Everett Turnpike

EXIT 7E



St. Concord St

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MERRIMACK, NH

FOR LEASE | 360,00 SF INDUSTRIAL BUILDING

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