



7 CROW'S NEST CIRCLE

MERRIMACK, NH

FOR LEASE | 360,000 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

The map displays a series of industrial plots along MAST ROAD and CROWN NEST DRIVE. Key features include:

- Leased Area (Blue):** A large rectangular plot labeled "LEASED: 210,000 SF". It is identified as MAP 311 LOT 021-1, measuring 790,800 S.F. and 16,204 A.C.
- Available Area (Yellow):** Several adjacent plots to the right of the leased area, collectively labeled "AVAILABLE: 142,000 Available 4th Quarter". These plots are numbered 1 through 6.
- Roads and Infrastructure:** MAST ROAD runs vertically on the left side. CROWN NEST DRIVE runs horizontally across the middle. Other streets shown include WILSON STREET and HUNTER STREET.
- Parking and Landmarks:** Multiple parking lots are indicated by car symbols. A "CROWN NEST DRIVE" bridge crosses a waterway at the top. Various survey points and dimensions are noted throughout the plan.

AERIAL

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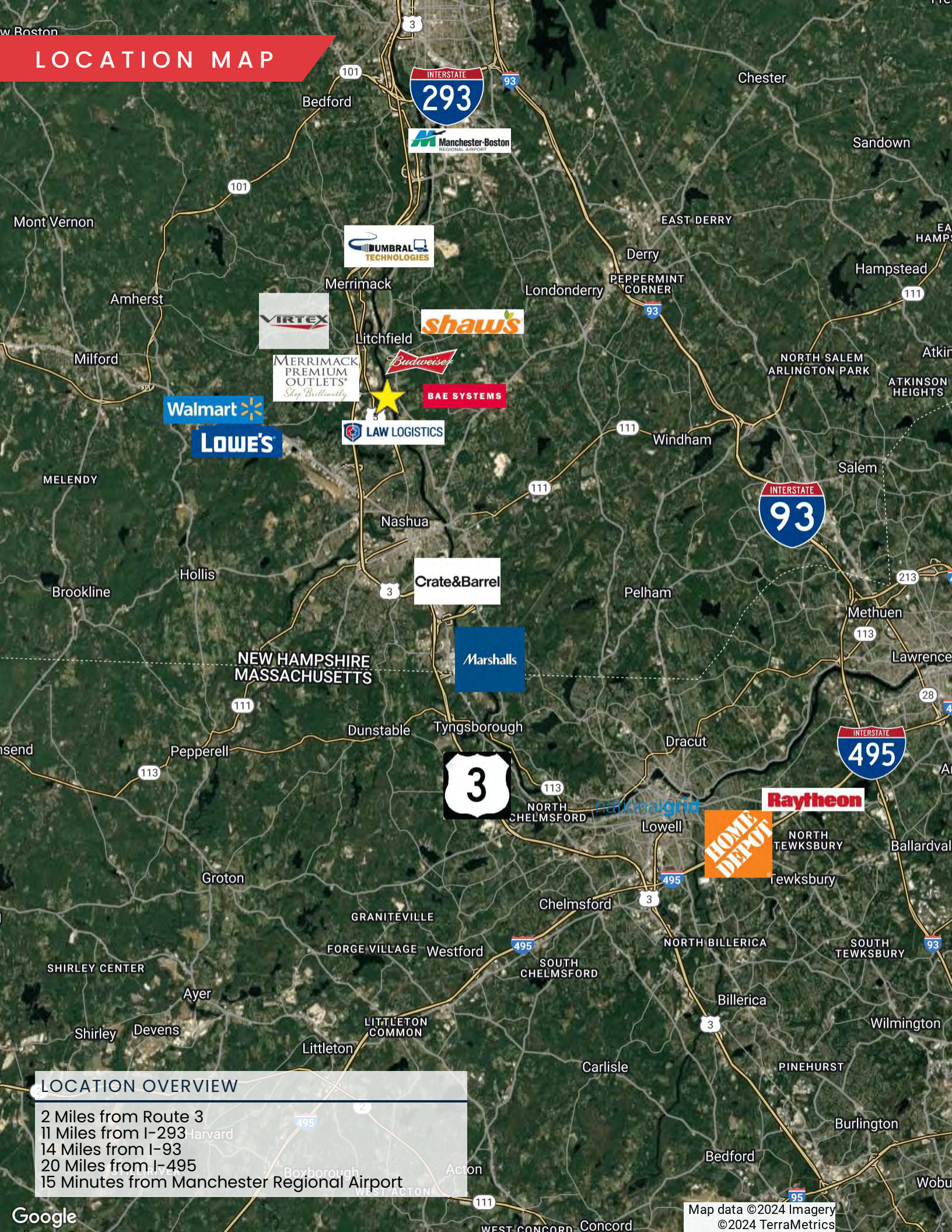
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LOCATION MAP



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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MERRIMACK, NH

FOR LEASE | 360,000 SF INDUSTRIAL BUILDING

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