



734 DANIEL WEBSTER HIGHWAY

MERRIMACK, NH

FOR SALE OR LEASE | 102,500 SF BUILD TO SUIT PROPERTY ON 6.93 AC

- Fully permitted for 102,600 SF
- Right off Route 3
- Class A Industrial Property
- Subdividable to 50,000 SF
- Directly off of Route 3

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Fully permitted 102,600 SF Build to Suit Property on 6.93 AC for Sale or Lease

PROPERTY HIGHLIGHTS

- Fully permitted for 102,600 SF
- Right off Route 3
- Class A Industrial Property
- Subdividable to 50,000 SF

PROPERTY SPECIFICATIONS

Building Size:	102,500 SF
Available SF:	50,000-102,500 SF
Lot Size:	6.93 AC
Clear Height:	32'
Power:	Heavy
Building Class:	A
Sale Price:	\$3,750,000
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,213	28,291	123,610
Total Population	21,718	73,469	312,939
Average HH Income	\$144,609	\$141,520	\$127,866

COMPANIES IN
THE AREA

U-HAUL

ExtraSpace
Storage

FedEx

Milton

CAT



Manchester-Boston
Regional Airport

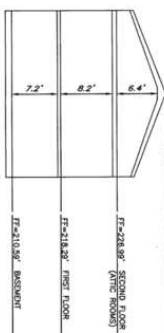
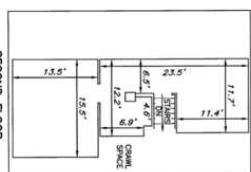
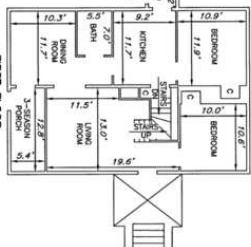
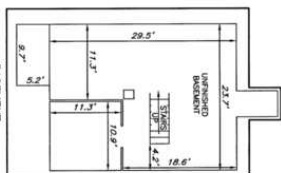
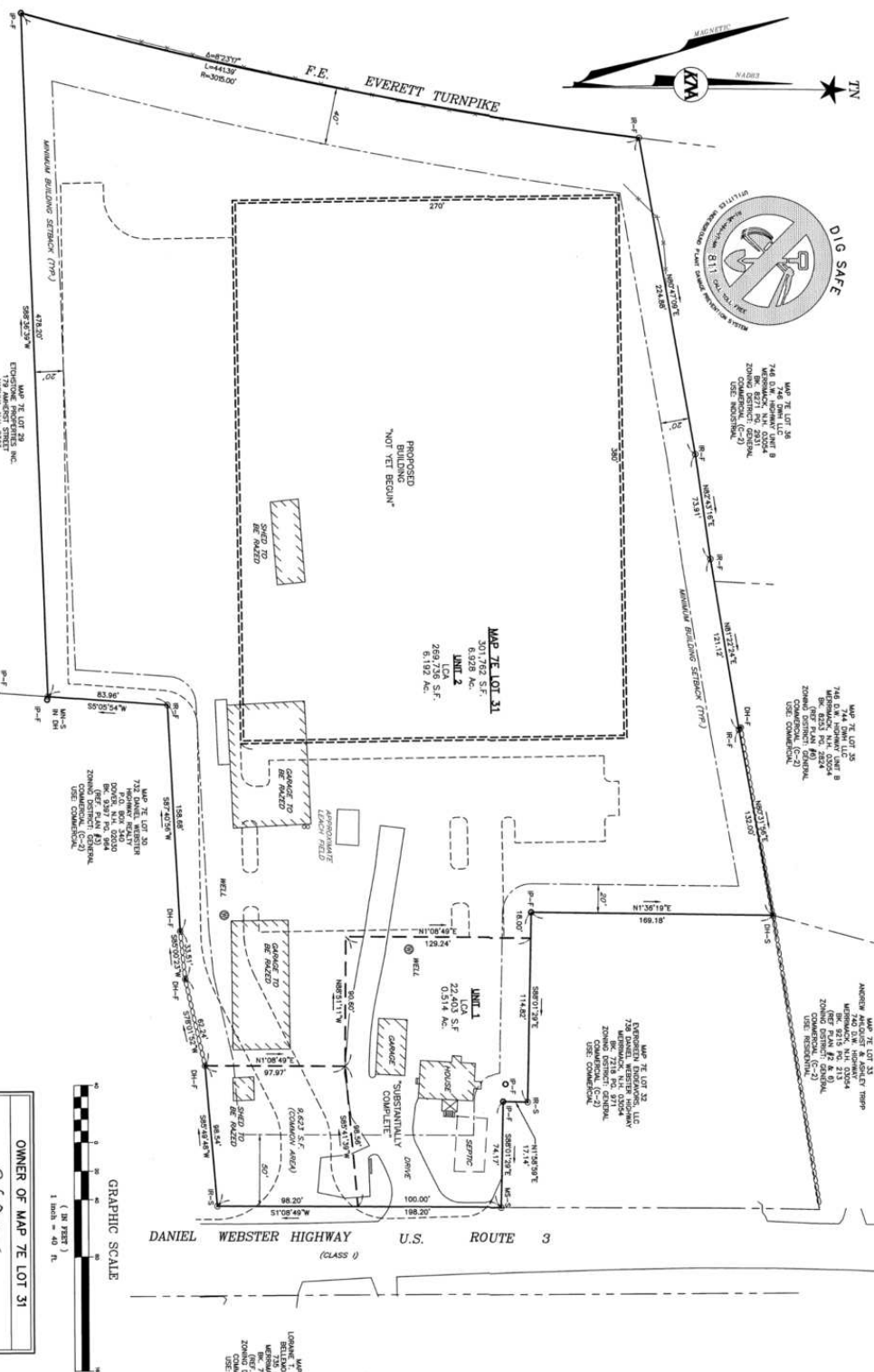
EXIT
13

Everett Turnpike

3



SITE PLAN



CERTIFICATIONS

APPROVED BY THE MERIDIAN, NH PLANNING BOARD ON DATE: 5/20/16
 CERTIFIED BY: [Signature]
 CHAIRMAN: _____
 VICE CHAIR: _____

OWNER OF MAP 7E LOT 31

SIGNATURE: ECW

DATE: 5/15/85

GRAPHIC SCALE

DANIEL WEBSTER HIGHWAY U.S. ROUTE 3

MAP 7E LOT 47
LORANE T. & LORI BEAUCOURT

NOTES:

SCALE: 1" = 1000'

MCINITY PLAN

CONDOMINIUM SITE & FLOOR PLANS

734-736 DW CONDOMINIUM

MAP 7E LOT 31

MERRIMACK, NEW HAMPSHIRE
MERRIMACK COUNTY

FILLBROUGH COUNTY

H.C.R.D. BOOK 9831 PAGE 2417

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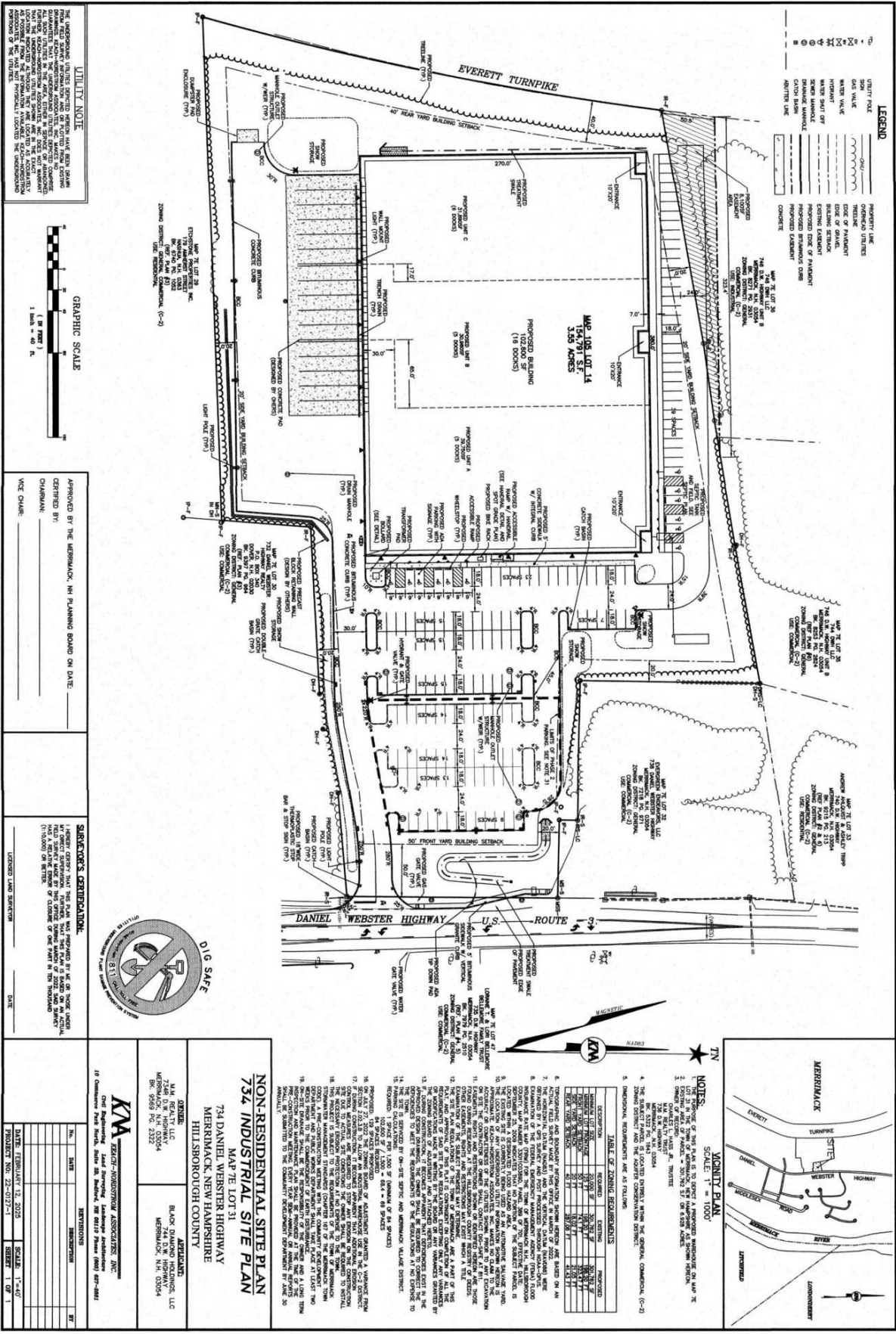
K/A
KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture

No.	DATE	DESCRIPTION	BY
1	5/12/2025	REVISED PER CONDITIONS OF APPROVAL	EX
DATE: APRIL 11, 2025		SCALE: 1" = 40'	
DRAWING NO. 25-0007-1		SHEET 1 OF 1	

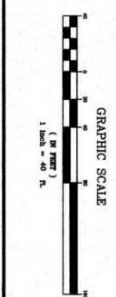
42450 DWR 193

CONCEPT PLAN



UTILITY NOTE

THE PROPOSED INDUSTRIAL DEVELOPMENT ON MAP 7E LOT 31 IS DESIGNED TO BE COMPATIBLE WITH THE EXISTING UTILITY INFRASTRUCTURE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COST OF ANY UTILITY RELOCATION OR MODIFICATION REQUIRED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY A REGISTERED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION.



APPROVED BY THE MEMPHIS AREA PLANNING BOARD ON DATE _____

CERTIFIED BY: _____

CHAIRMAN: _____

VIC CHAIR: _____

SURVEY CERTIFICATION

I, _____, a duly licensed Professional Engineer, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the owner of the land shown on the survey.

DATE: _____



NON-RESIDENTIAL SITE PLAN

734 INDUSTRIAL SITE PLAN

MAP 7E LOT 31

734 DANIEL WEBSTER HIGHWAY

MERRIDACK, NEW HAMPSHIRE

HILLSBOROUGH COUNTY

OWNER:

KM REALTY LLC

10000 KENNEDY BLVD

ROSELAND, NJ 07068

DEVELOPER:

BLACK CANYON HOLDINGS, LLC

10000 KENNEDY BLVD

ROSELAND, NJ 07068

DATE: FEBRUARY 12, 2023

SCALE: 1" = 40'

PROJECT NO.: 23-017-1

SHEET: 1 OF 1

NOTES:

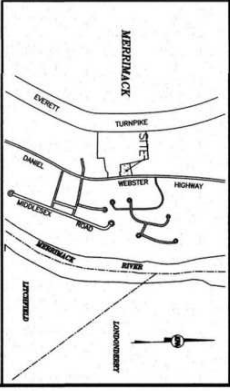
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ADDITIONAL COMPANIES
IN THE AREA:

KLUBER

S/S SUMMIT
packaging systems

Altium
Packaging

U-HAUL

efi

ExtraSpaceStorage.

**PRIME
STORAGE**

ups

Milton

CAT

FedEx

BLUEBIRD
SELF STORAGE

EASTERN
INDUSTRIAL AUTOMATION

GXO



**MANCHESTER-BOSTON
REGIONAL AIRPORT**

734 DANIEL WEBSTER HWY
MERRIMACK, NH

HIGHWAY
PROXIMITY



0 MILES



4 MILES



6.8 MILES

MANCHESTER, NH
8 MILES | 10 MINS
BOSTON, MA
48 MILES | 1 HOUR

734 DANIEL WEBSTER HIGHWAY

MERRIMACK, NH

FOR SALE OR LEASE | 102,500 SF BUILD TO SUIT PROPERTY ON 6.93 AC

JOEY COHEN
617.817.0141

jcohen@stubblebinecompany.com

AARON SMITH
978.654.0432

asmith@stubblebinecompany.com

JAMES STUBBLEBINE
617.592.3388

james@stubblebinecompany.com

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