



7 CROW'S NEST CIRCLE

MERRIMACK, NH

40,000 SF | 36' CLEAR | NEW CONSTRUCTION

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY

PROPERTY DESCRIPTION

100,000 SF Warehouse Building

PROPERTY HIGHLIGHTS

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

CONSTRUCTION TIMELINE

- Groundbreaking: August 2023
- Site Work: November 2023
- Building Structure/Envelope: March 2024
- Base Building Delivery: June 2024
- TI Delivery: September 2024

PROPERTY SPECIFICATIONS

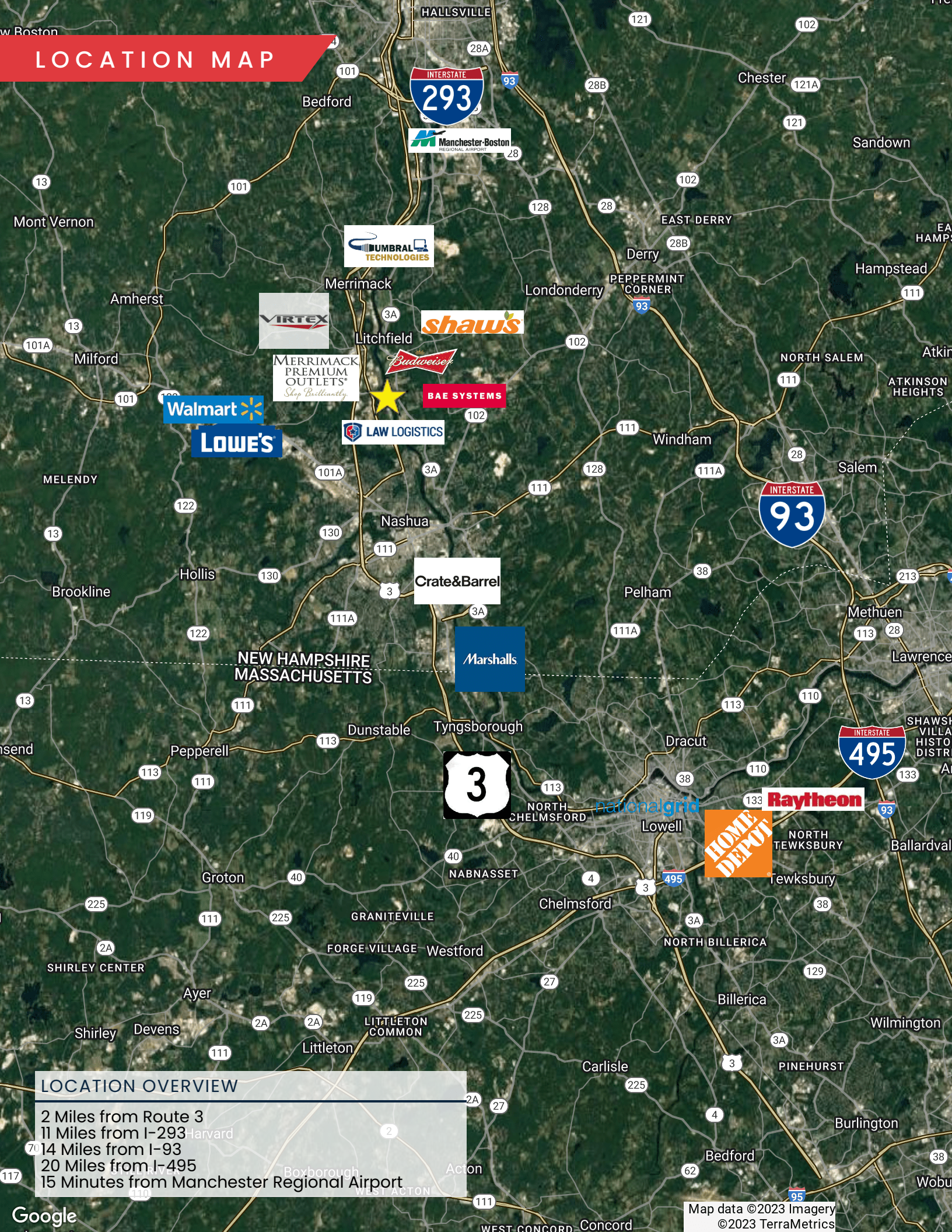
TOTAL SIZE:	100,000 SF
AVAILABLE SF:	40,000 +/- SF
LOT SIZE:	18.34 Acres
CLEAR HEIGHT:	36' Clear height
UTILITIES:	Town Water/Natural Gas/Sewer (Private)
LOADING DOCKS:	11
DRIVE-IN DOORS:	1 (12' x 14')
COLUMN SPACING:	54'W x 48'D, 60' Deep Speeday
TRAILER PARKING:	4 Spaces
SPRINKLER:	ESFR
EXTERIOR WALLS:	Precast insulated concrete panels
BUILDING DEPTH:	265'
BUILDING LENGTH:	150'
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





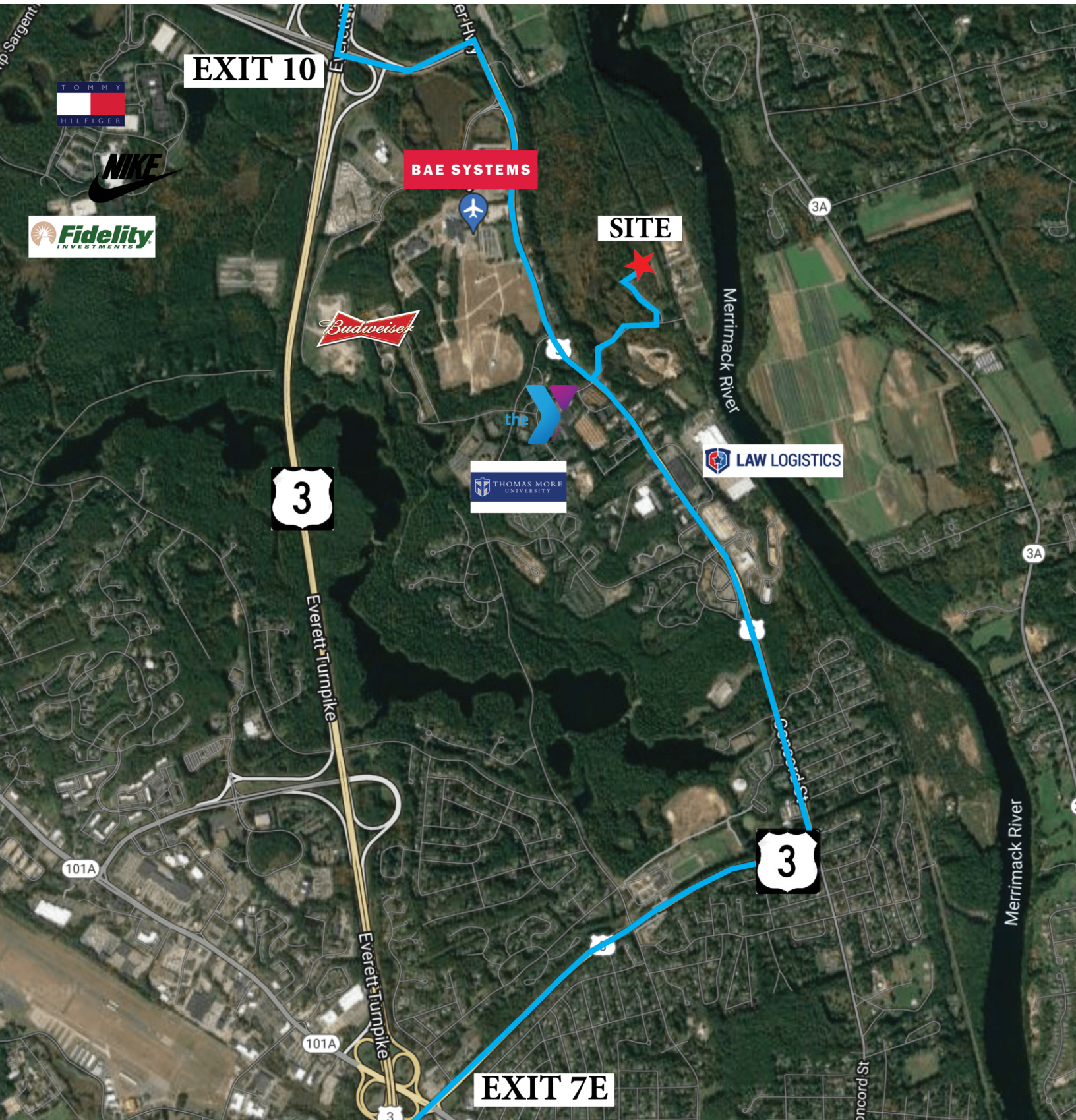
LOCATION MAP



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

3

LAW LOGISTICS

THOMAS MORE UNIVERSITY

3

EXIT 7E

Everett Turnpike

Merrimack River

Merrimack River

101A

101A

3A

3A

Concord St

TOMMY HILFINGER

NIKE

Fidelity INVESTMENTS

Budweiser

the

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