

# 3 STAR DRIVE MERRIMACK, NEW HAMPSHIRE

FOR LEASE  
± 53,100 SQ FT

**WILLIAM  
& REEVES**  
COMMERCIAL REAL ESTATE



Concept - upgrades 2026



## INDUSTRIAL / COMMERCIAL

### Building SF:

± 53,100

### Available SF:

Office: ± 4,576 SF

Warehouse: + 48,524 SF

Total: ± 53,100 SF

### Clear Height:

± 16'1" to ± 22'

### Bay Spacing:

±25' x ±40'

### Roof:

Prefab Metal

### Siding:

Pre-finished Metal

### Loading Docks:

3 Tailboard w/ Levelers

1 Drive-in ramp

### Utilities:

Natural Gas - Liberty

Electric - Eversource

### Power:

600 amp / 3-phase / 4-wire

\*can be upgraded

### Water / Septic:

Municipal

### Fire Sprinklers:

Wet

### Year Built:

1982/2001

### Acreage:

± 3.62 Acres

### Zoning:

Industrial



### Highway Access:

• ≤ 0.1 mi to Route 3

• ≤ 1.00 mi to Everett Turnpike

• ≤ 1.2 mi from Exit 11

## DEANE NAVAROLI

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## PROPERTY DESCRIPTION

3 Star Drive, Merrimack, NH offers a prime opportunity to occupy a versatile standalone ±53,100 square foot industrial building on approximately ±3.62 acres. The property features roughly ±48,524 square feet of warehouse space along with a two-level, ± 4,576 square foot office area, providing an efficient blend of operational and administrative functionality.

The building is well-equipped for modern warehouse and industrial users, with clear heights ranging from ±16 to ±22 feet, flexible bay spacing, and multiple loading options including dock-high and drive-in access. The property is serviced by municipal water and sewer, natural gas, and 600-amp, 3-phase power, supporting a variety of manufacturing, warehouse, and distribution needs. The warehouse is heated for year-round use, and the office space is fully climate controlled.

Conveniently located ± 1.25 miles from Exit 10 and less than a mile from Exit 11 (FE Everett Turnpike) and directly off of Daniel Webster Highway (Route 3) and the Everett Turnpike, the property provides excellent access to Nashua, Manchester, and the greater Southern New Hampshire region, making it an ideal location for businesses seeking both functionality and connectivity. 3 Star Drive is scheduled to complete significant upgrade to the exterior aesthetics in the Spring of 2026 along with other planned improvements. Interior finishes can be tailored to individual company requirements.



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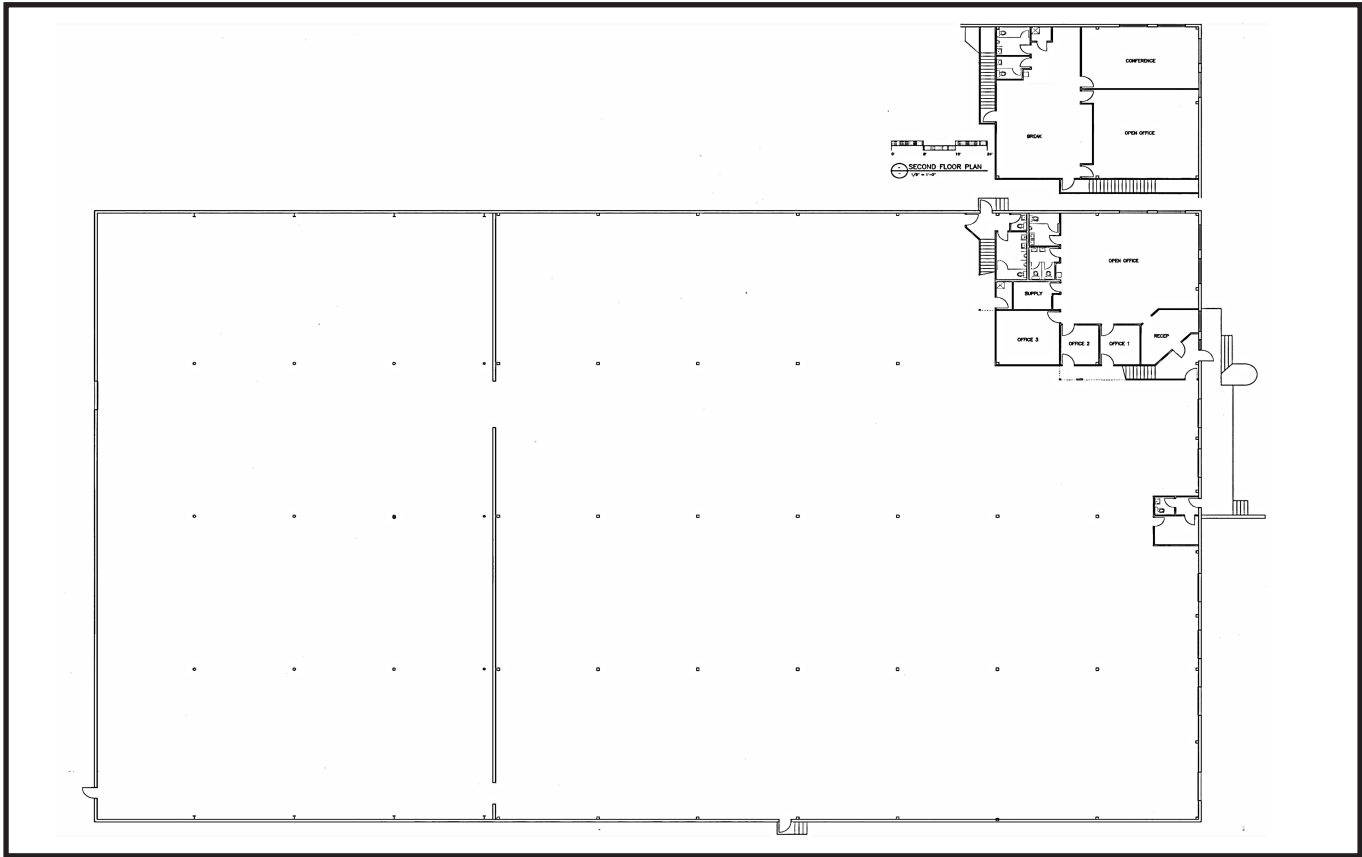
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**FLOOR PLAN**



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