



7 CROW'S NEST CIRCLE

MERRIMACK, NH

360,000 SF | 36' CLEAR | NEW CONSTRUCTION

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**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL

PROPERTY SUMMARY

PROPERTY DESCRIPTION

360,000 SF 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 -
- Under Construction
- 60,000 SF Leased
- Phase 2 - 260,000 SF
- Groundbreaking: Fall 2024
- Site Work: Fall 2024
- Building Structure/Envelope: Spring 2025
- Base Building Delivery: Fall 2025
- TI Delivery: Spring 2026

PROPERTY SPECIFICATIONS

TOTAL SIZE:	359,309 SF
Available SF Spring 2026:	260,000 +/- 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

ADDITIONAL RENDERINGS





AERIAL

VIRTEX

MERRIMACK
PREMIUM
OUTLETS®
Shop Brilliantly.

Elbit Systems™

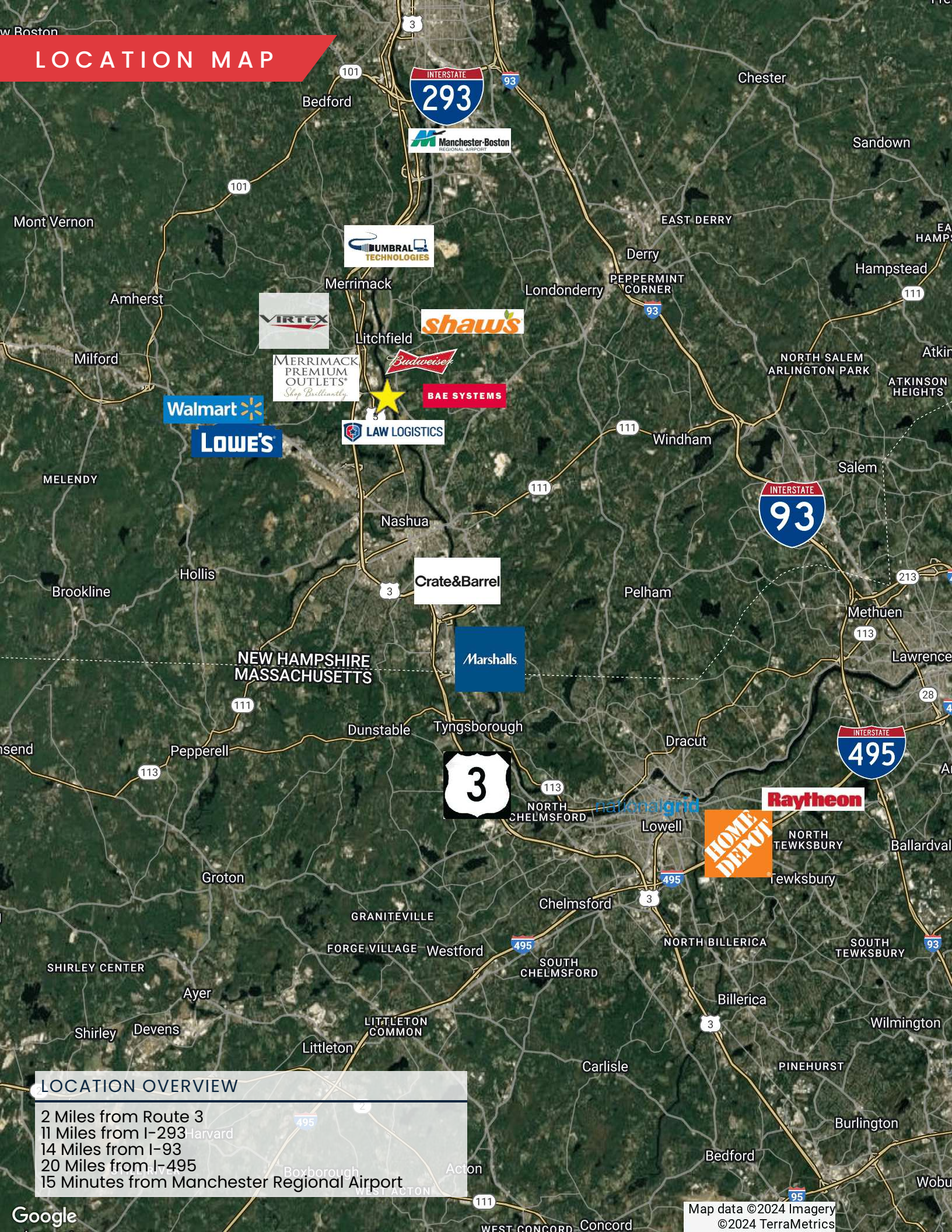
Budweiser

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



EXIT 7E

Everett Turnpike

Merrimack River

101A

101A

3

St. Concord

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300,000 SF AVAILABLE | FOR LEASE

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