

PRIME COMMERCIAL LAND FOR SALE/LEASE OR BUILD-TO-SUIT

PIONEER WAY, MERRIMACK, NH 03054



CONCEPTUAL DESIGN

PROPERTY HIGHLIGHTS

- 2.16 acres of prime commercial land for sale/lease or build-to-suit
- Zoned for a variety of commercial & industrial uses
- Development options: 14,400 SF single story or 28,800 SF multi-story
- All utilities stubbed into site and planned for 67 parking spaces
- Easy access to site by a signalized intersection
- Familiar retail and business neighbors
- 1.7 miles from the Everett Turnpike/RT 3
- Pricing: Land sale \$605,000; Leasing or BTS - call for details

Conceptual Ideas



650 Elm Street, Suite 102, Manchester, NH 03101



603.333.1333



www.boulos.com



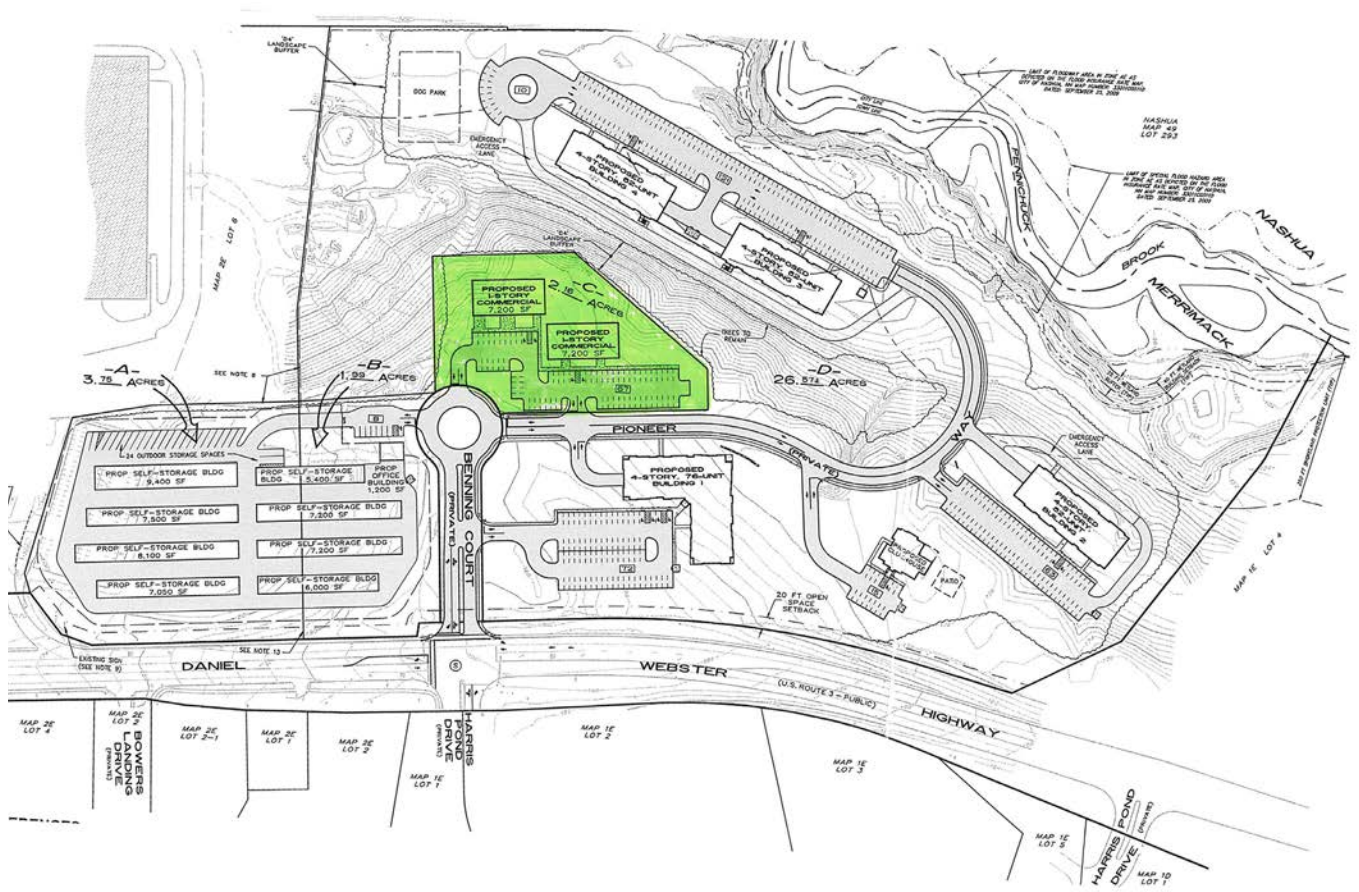
PROPERTY SUMMARY

The Boulos Company is pleased to offer a 2.16± acre parcel of highly visible commercial land located on Pioneer Way in Merrimack, New Hampshire. Ideally positioned adjacent to The Edgebrook Residences and just off Daniel Webster Highway, this site provides convenient access to area amenities and strong traffic exposure.

The property has been conceptually approved for a 14,400± SF single-story building with parking for 67 vehicles. However, with the potential for a multi-story design, the total square footage could be increased to 28,000± SF, offering exceptional flexibility for a variety of development plans. The owner is offering a build-to-suit opportunity tailored to tenant or buyer needs.

Zoned for commercial use, the site supports a wide range of permitted uses including office, retail, industrial, medical, fitness, restaurant, salon, and more. Nearby businesses include Dunkin', Harris Pond Park, and Extra Space Storage, enhancing the location's appeal.

Don't miss the chance to secure a versatile site in one of Merrimack's growing commercial corridors—available for sale or lease.





AREA OVERVIEW

Merrimack offers a rare blend of small-town charm and modern economic vitality. Ideally situated between Manchester and Nashua, and just minutes from the Massachusetts border, Merrimack provides easy access to major highways and regional airports, making it an attractive location for both businesses and residents. The town is known for its strong sense of community, excellent public services, and quality of life – including top-rated schools, extensive recreational amenities, and scenic natural beauty along the Merrimack River.



MERRIMACK

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Merrimack's business landscape is anchored by a diverse mix of industries, including advanced manufacturing, technology, and life sciences. Notable employers such as BAE Systems, Fidelity Investments, and Anheuser-Busch have long-standing operations in the area, contributing to a stable economic base and skilled workforce. Ongoing development initiatives and a business-friendly climate have made Merrimack a prime destination for companies seeking growth in southern New Hampshire. With available commercial properties and strong infrastructure, Merrimack continues to attract forward-thinking enterprises looking to thrive in a dynamic and supportive environment.

Beyond its economic strengths, Merrimack also offers a vibrant lifestyle for its residents. The town

hosts a variety of annual events such as the Merrimack Fall Festival and Business Expo, Fourth of July celebration, and weekly farmers markets that bring neighbors together and foster civic pride. Outdoor enthusiasts enjoy access to numerous parks, walking trails, and nearby ski areas, while shoppers and diners appreciate the mix of local boutiques, restaurants, and national retailers. With its unique combination of opportunity, livability, and community spirit, Merrimack stands out as a place where both families and businesses can truly flourish.

With convenient access to Route 3 and just a short drive from Nashua and Manchester, Pioneer Way is ideally situated for commercial or industrial development. This prime location offers a great economic opportunity, making it a valuable investment in southern New Hampshire.

PRIME COMMERCIAL LAND

PIONEER WAY, MERRIMACK, NH 03054



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BROKERAGE RELATIONSHIP DISCLOSURE FORM
(This is Not a Contract)

This form shall be presented to the consumer at the time of first business meeting, prior to any discussion of confidential information

Right Now, You Are a Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing, and conveying offers, and providing information and administrative assistance.

To Become a Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.
- For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.
- For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel, and assistance in negotiations.

For important information about your choices in real estate relationships, please see page 2 of this disclosure form.

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).
I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)		Name of Consumer (Please Print)	
Signature of Consumer	Date	Signature of Consumer	Date
Provided by: Name & License #		Date (Name and License # of Real Estate Brokerage Firm)	
_____ consumer has declined to sign this form (Licensees Initials)			

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client, and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client, and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the service and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.