

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



Build-to-suit Premier Warehouse & Industrial Space

4 Harris Pond Dr, Merrimack, NH 03054

Exclusively Represented By:

Dustin Rief

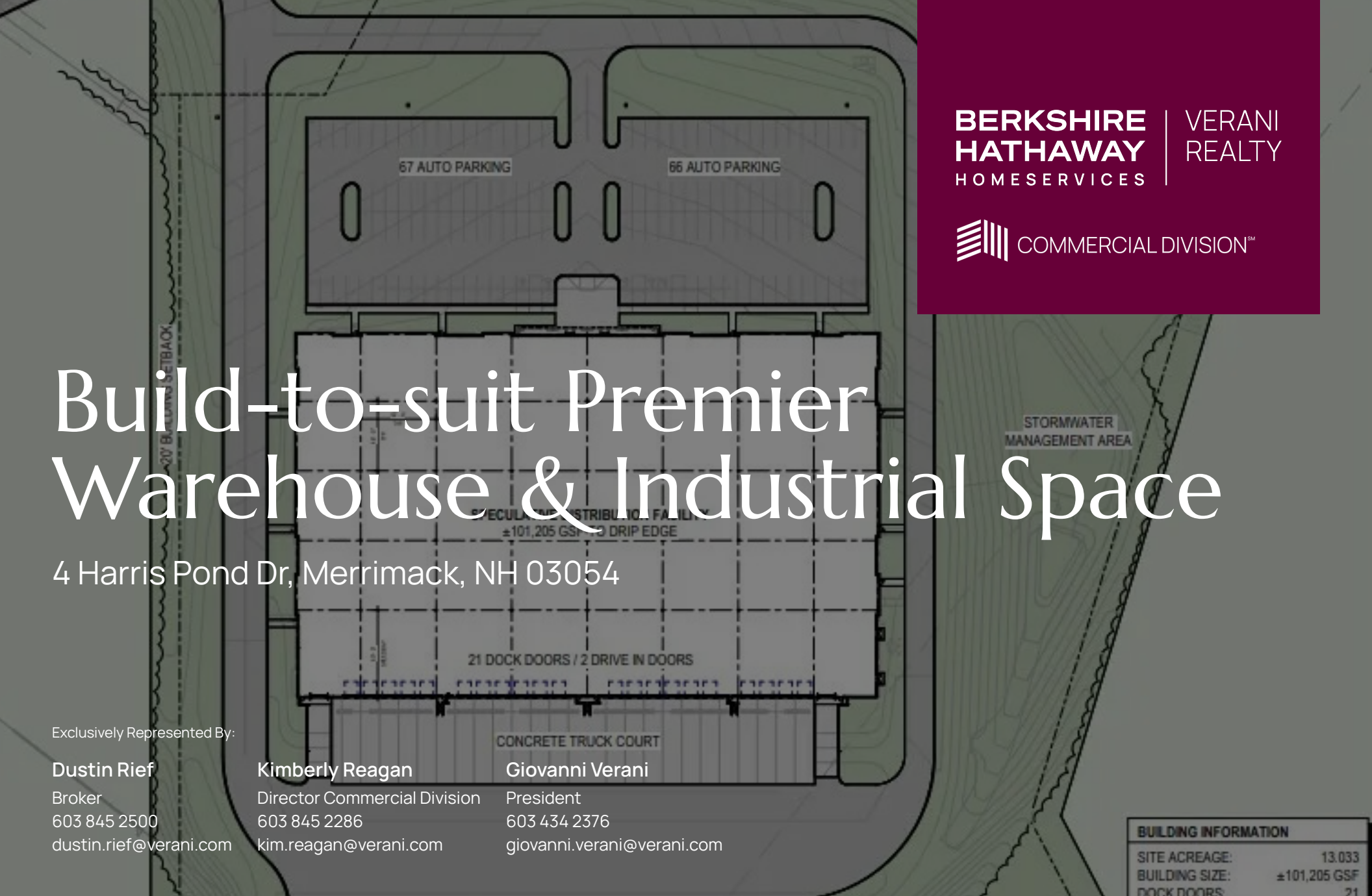
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A detailed site plan of the warehouse facility. The plan shows a large rectangular building with a grid of internal divisions. Above the building are two parking areas labeled "67 AUTO PARKING" and "66 AUTO PARKING". Below the building is a "CONCRETE TRUCK COURT". To the right of the building is a "STORMWATER MANAGEMENT AREA". The building is labeled "SPECULATIVE DISTRIBUTION FACILITY ±101,205 GSF TO DRIP EDGE". The plan also shows various dimensions and structural details.

BUILDING INFORMATION	
SITE ACREAGE:	13.033
BUILDING SIZE:	±101,205 GSF
DOCK DOORS:	21

OFFERING MEMORANDUM

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FOR SALE / LEASE

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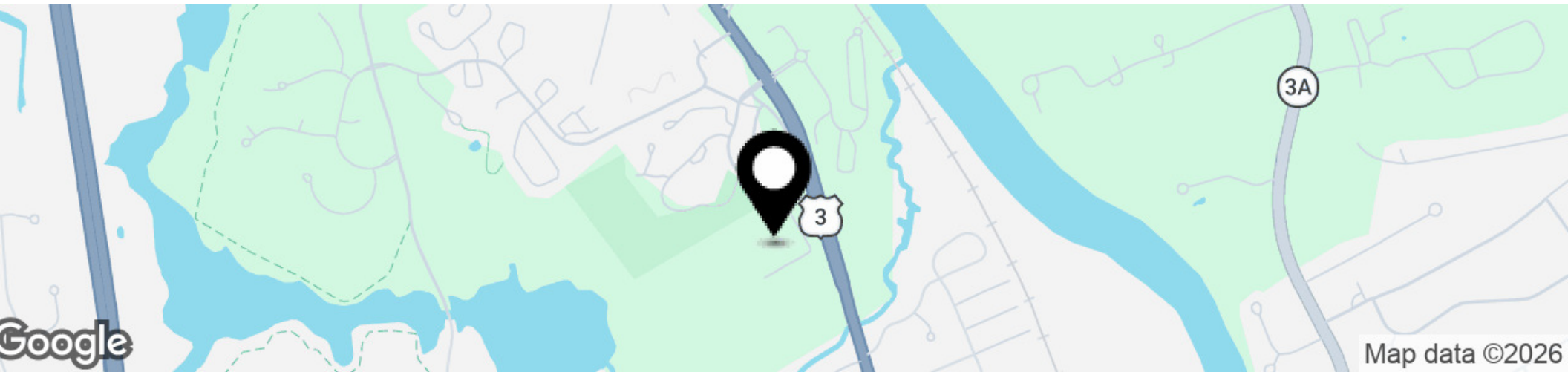
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Executive Summary

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Offering Summary

Price	Negotioable
Lease Rate	\$18 PSF
Lease Type	NNN
Site Size	12.909 Acres
Zoning	Industrial 02
Ceiling Height	36'

Property Overview

This state-of-the-art industrial development is strategically positioned on the Merrimack / Nashua city lines off of Rte 3 / Everett Tpke. This presents a rare opportunity to acquire or lease a fully customizable, Class A industrial facility. Conceptual plans are available for one high-bay, tilt-up building up to 101,500 SF. Designed for the modern logistics and manufacturing user, this facility features an unmatched **36' clear height** and robust **tilt-up construction** and is engineered for peak operational efficiency, featuring **ESFR sprinklers**, ample power (**3,000 Amps, 480 Volt, 3 Phase**), municipal water and sewer and an optimized column grid with a 60' speed bay. The site's location provides a critical operational advantage: it is situated **approx. 12.5 miles from the Manchester-Boston Regional Airport** and offers immediate access to Route 3, and I-293. This connectivity ensures seamless, nationwide shipping capabilities and minimizes regional transport times. Zoned for **Industrial 02**, the property is versatile for a broad range of industrial, warehousing, and manufacturing uses. **Tenant/Buyer Customization:** Engage now to execute a design that perfectly aligns with your workflow, including the ability to tailor **Build-to-Suit office space, (up to 21 docks and 2 drive-in doors)**. **Timeline:** The construction schedule is designed to accommodate the user's specific needs, with the Substantial Completion date to be finalized following tenant engagement.

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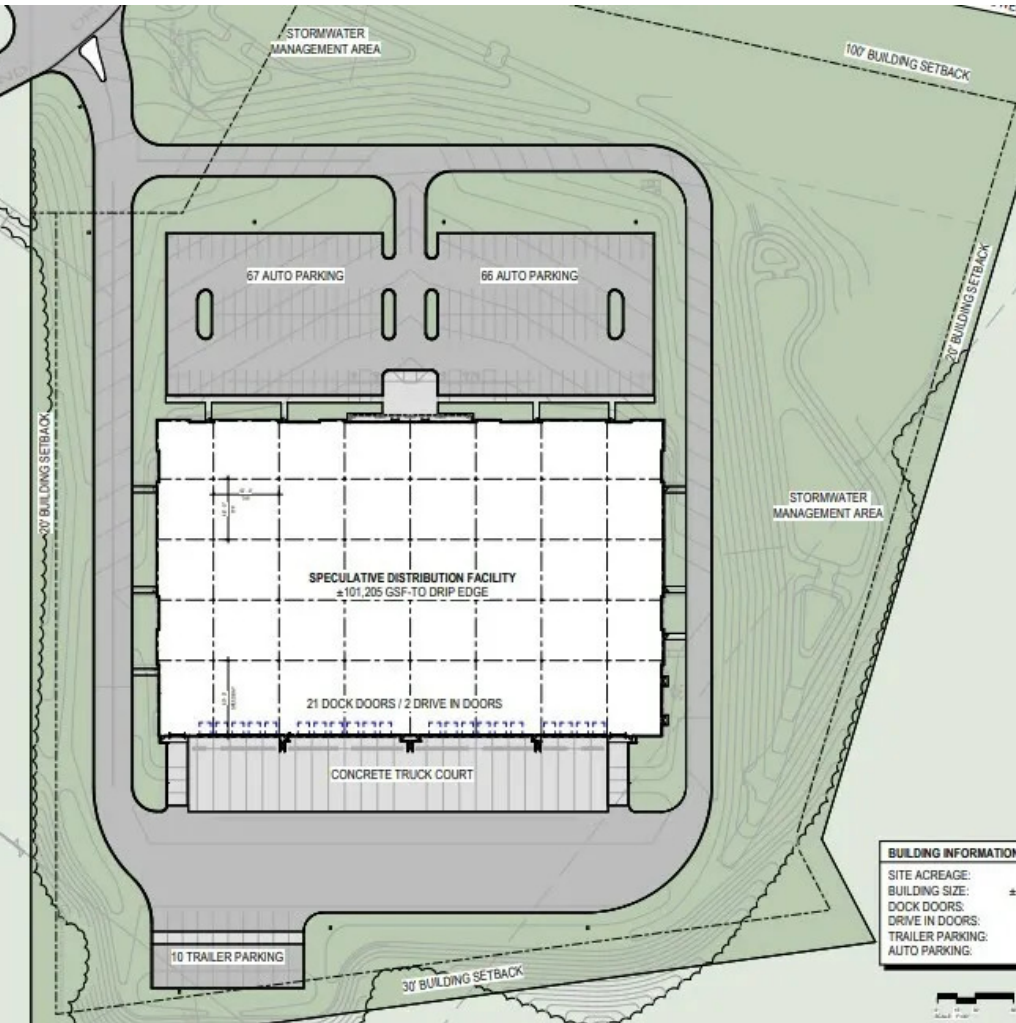
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HOME SERVICES
**VERANI
REALTY**
 **COMMERCIAL DIVISION™**

Property Description

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Property Description

Industrial warehouse facility fully permitted and under construction. Full architectural and engineered drawings in place. This fully permitted and approved site has had substantial site work and is moving forward with construction.

Site Description

The site is situated near the Nashua town line, with direct access to Daniel Webster Highway (Route 3) and close proximity to Exits 7 and 10 of the Everett Turnpike.

Interior Description

48' x 52' column spacing, 7" thick slab, motion sensor LED, ESFR sprinklers, divisible into smaller units

Parking Description

133 surface auto spots / 10 Trailer parking spots/ 21 tailboard loading docks and 2 drive-in bays.

Construction Description

Tilt-up Concrete, 36' high-bay

Loading Description

21 Tailboard docks / 2 drive-in bays with ample circulation

Power Description

3,000-amp, 480-volt, 3-phase electrical service provided by Eversource.

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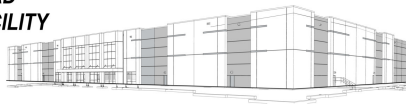
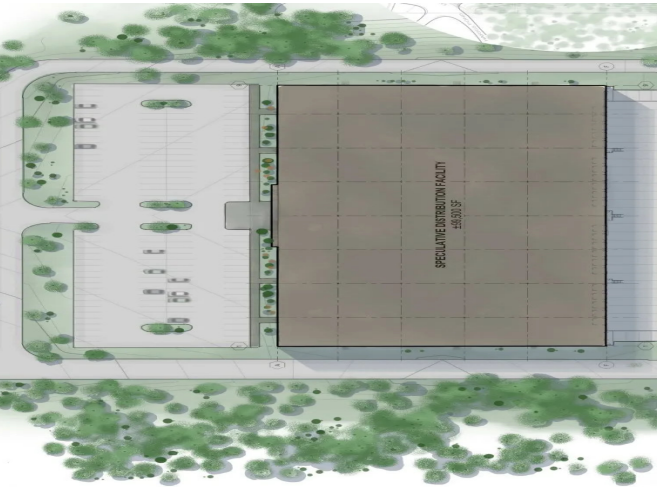
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Additional Photos

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MERRIMACK, NEW HAMPSHIRE 03054

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WASTE MANAGEMENT

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TRANSPORTATION

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WATER RESOURCES

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098 North 24th St
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654 East 59th St
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Tel: 212-555-8901

INDUSTRIAL

Yara Lead
987 North 46th St
New York, NY 10160
Tel: 212-555-2345

TRANSPORTATION

Zoe Zinc
210 South 18th St
New York, NY 10161
Tel: 212-555-6789

WATER RESOURCES

Adam Nickel
543 West 59th St
New York, NY 10162
Tel: 212-555-0123

WASTE MANAGEMENT

Ben Cobalt
876 East 60th St
New York, NY 10163
Tel: 212-555-4567

HAZARDOUS WASTE

Chloe Platinum
109 North 47th St
New York, NY 10164
Tel: 212-555-8901

INDUSTRIAL

Dan Silver
432 West 60th St
New York, NY 10165
Tel: 212-555-2345

TRANSPORTATION

Ella Gold
765 East 61st St
New York, NY 10166
Tel: 212-555-6789

WATER RESOURCES

Frank Iron
098 North 48th St
New York, NY 10167
Tel: 212-555-0123

WASTE MANAGEMENT

Grace Steel
321 West 61st St
New York, NY 10168
Tel: 212-555-4567

HAZARDOUS WASTE

Henry Tin
654 East 62nd St
New York, NY 10169
Tel: 212-555-8901

INDUSTRIAL

Ivy Lead
987 North 49th St
New York, NY 10170
Tel: 212-555-2345

TRANSPORTATION

Jack Zinc
210 South 19th St
New York, NY 10171
Tel: 212-555-6789

WATER RESOURCES

Karen Nickel
543 West 62nd St
New York, NY 10172
Tel: 212-555-0123

WASTE MANAGEMENT

Leo Cobalt
876 East 63rd St
New York, NY 10173
Tel: 212-555-4567

HAZARDOUS WASTE

Mia Platinum
109 North 50th St
New York, NY 10174
Tel: 212-555-8901

INDUSTRIAL

Noah Silver
432 West 63rd St
New York, NY 10175
Tel: 212-555-2345

TRANSPORTATION

Olivia Gold
765 East 64th St
New York, NY 10176
Tel: 212-555-6789

WATER RESOURCES

Peter Iron
098 North 51st St
New York, NY 10177
Tel: 212-555-0123

WASTE MANAGEMENT

Quinn Steel
321 West 64th St
New York, NY 10178
Tel: 212-555-4567

HAZARDOUS WASTE

Rachel Tin
654 East 65th St
New York, NY 10179
Tel: 212-555-8901

INDUSTRIAL

Sam Lead
987 North 52nd St
New York, NY 10180
Tel: 212-555-2345

TRANSPORTATION

Tina Zinc
210 South 20th St
New York, NY 10181
Tel: 212-555-6789

WATER RESOURCES

Umar Nickel
543 West 65th St
New York, NY 10182
Tel: 212-555-0123

WASTE MANAGEMENT

Victor Cobalt
876 East 66th St
New York, NY 10183
Tel: 212-555-4567

HAZARDOUS WASTE

Wendy Platinum
109 North 53rd St
New York, NY 10184
Tel: 212-555-8901

INDUSTRIAL

Xavier Silver
432 West 66th St
New York, NY 10185
Tel: 212-555-2345

TRANSPORTATION

Yara Gold
765 East 67th St
New York, NY 10186
Tel: 212-555-6789

WATER RESOURCES

Zoe Iron
098 North 54th St
New York, NY 10187
Tel: 212-555-0123

WASTE MANAGEMENT

Adam Steel
321 West 67th St
New York, NY 10188
Tel: 212-555-4567

HAZARDOUS WASTE

Ben Tin
654 East 68th St
New York, NY 10189
Tel: 212-555-8901

INDUSTRIAL

Chloe Lead
987 North 55th St
New York, NY 10190
Tel: 212-555-2345

TRANSPORTATION

Dan Zinc
210 South 21st St
New York, NY 10191
Tel: 212-555-6789

WATER RESOURCES

Ella Nickel
543 West 68th St
New York, NY 10192
Tel: 212-555-0123

WASTE MANAGEMENT

Frank Cobalt
876 East 69th St
New York, NY 10193
Tel: 212-555-4567

HAZARDOUS WASTE

Grace Platinum
109 North 56th St
New York, NY 10194
Tel: 212-555-8901

INDUSTRIAL

Henry Silver
432 West 69th St
New York, NY 10195
Tel: 212-555-2345

TRANSPORTATION

Ivy Gold
765 East 70th St
New York, NY 10196
Tel: 212-555-6789

WATER RESOURCES

Jack Iron
098 North 57th St
New York, NY 10197
Tel: 212-555-0123

WASTE MANAGEMENT

Karen Steel
321 West 70th St
New York, NY 10198
Tel: 212-555-4567

HAZARDOUS WASTE

Leo Tin
654 East 71st St
New York, NY 10199
Tel: 212-555-8901

INDUSTRIAL

Mia Lead
987 North 58th St
New York, NY 10200
Tel: 212-555-2345

TRANSPORTATION

Noah Zinc
210 South 22nd St
New York, NY 10201
Tel: 212-555-6789

WATER RESOURCES

Olivia Nickel
543 West 71st St
New York, NY 10202
Tel: 212-555-0123

WASTE MANAGEMENT

Peter Cobalt
876 East 72nd St
New York, NY 10203
Tel: 212-555-4567

HAZARDOUS WASTE

Quinn Platinum
109 North 59th St
New York, NY 10204
Tel: 212-555-8901

INDUSTRIAL

Rachel Silver
432 West 72nd St
New York, NY 10205
Tel: 212-555-2345

TRANSPORTATION

Sam Gold
765 East 73rd St
New York, NY 10206
Tel: 212-555-6789

WATER RESOURCES

Tina Iron
098 North 60th St
New York, NY 10207
Tel: 212-555-0123

WASTE MANAGEMENT

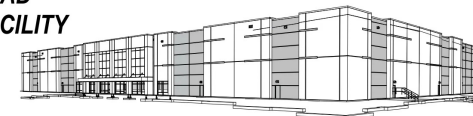
Umar Steel
321 West 73rd St
New York, NY 10208
Tel: 212-555-4567

HAZARDOUS WASTE

Victor Tin
654 East 74th St
New York, NY 10209
Tel: 212-55



**HARRIS POND ROAD
DISTRIBUTION FACILITY**



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

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REALTY



Aerial Map

FOR SALE / LEASE



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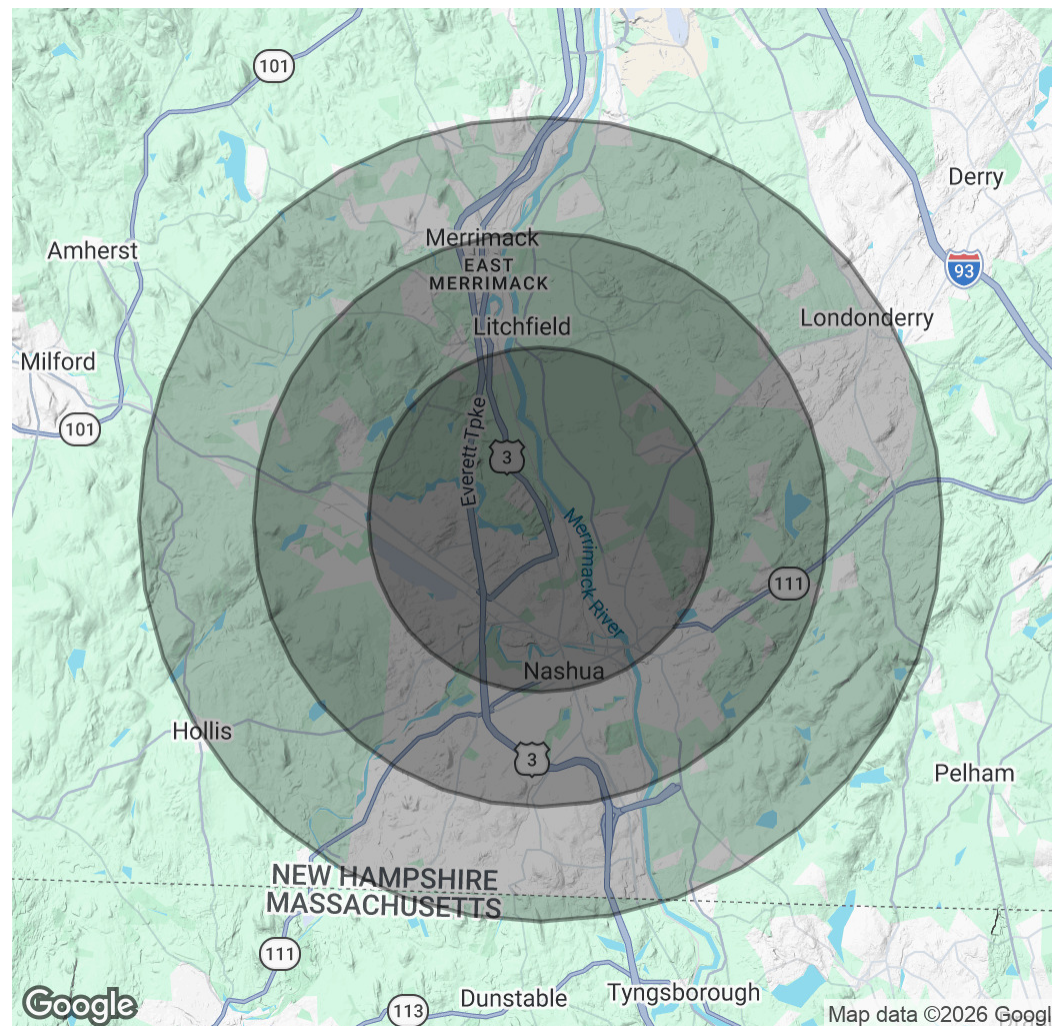
Demographics Map & Report

FOR SALE / LEASE

Population	3 Miles	5 Miles	7 Miles
Total Population	51,879	114,797	169,111
Average Age	42	42	42
Average Age (Male)	41	41	42
Average Age (Female)	43	43	43

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	22,071	46,432	67,806
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$116,117	\$131,228	\$140,233
Average House Value	\$405,557	\$433,367	\$460,381

2020 American Community Survey (ACS)



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**BERKSHIRE
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HOME SERVICES
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Meet The Team

FOR SALE / LEASE



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