



7 CROW'S NEST CIRCLE

MERRIMACK, NH

FOR LEASE | **360,000 SF INDUSTRIAL BUILDING**

- 85,557 (Subdividable to 30,000 SF) Available 4th Quarter 2026
- Class A Distribution/Warehouse Building
- 36' Clear Height
- Potential Rail Access
- Located 3 minutes off of Route 3

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

142,000 SF Industrial Building Available for Lease 4th Quarter 2026

PROPERTY HIGHLIGHTS

- Class A Industrial Building
- Located 3 minutes off of Route 3
- Subdividable to 30,000 SF
- Under Construction
- 304 Parking Spaces
- LED Lighting
- ESFR Sprinkler

CONSTRUCTION TIMELINE

Phase 1-

- 210,000 ± SF Leased

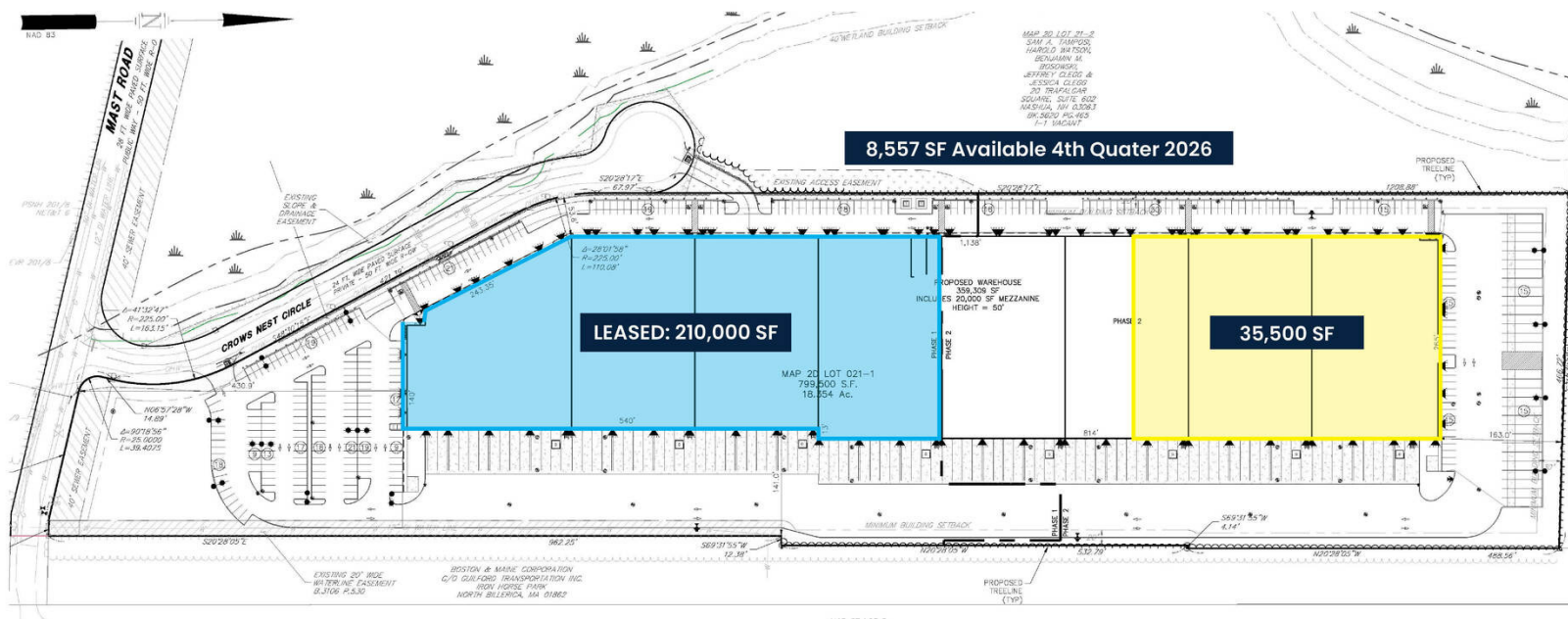
Phase 2-

- 142,000 ± SF to be delivered in 2026
- Base Building Delivery: Spring of 2026
- TI Delivery: Summer of 2026

PROPERTY SPECIFICATIONS

Total Size:	360,000 +/- SF
Available 4th Quarter 2026:	85,557 SF; Subdividable to 30,000 SF
Lot Size:	18.34 Acres
Clear Height:	36' Clear height
Utilities:	Town Water/ Natural Gas/ Sewer (Private)
Loading Docks:	1 (9'x10') per 1,000 SF
Drive-in Doors:	1 (12' x 14') per 40,000 SF
Column Spacing:	54'W x 48'D, 60' Deep Speedbay
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
Communication:	1 GB Fiber Service
Rental Rate:	MARKET

SITE PLAN



AERIAL

VIRTEX

MERRIMACK
PREMIUM
OUTLETS®
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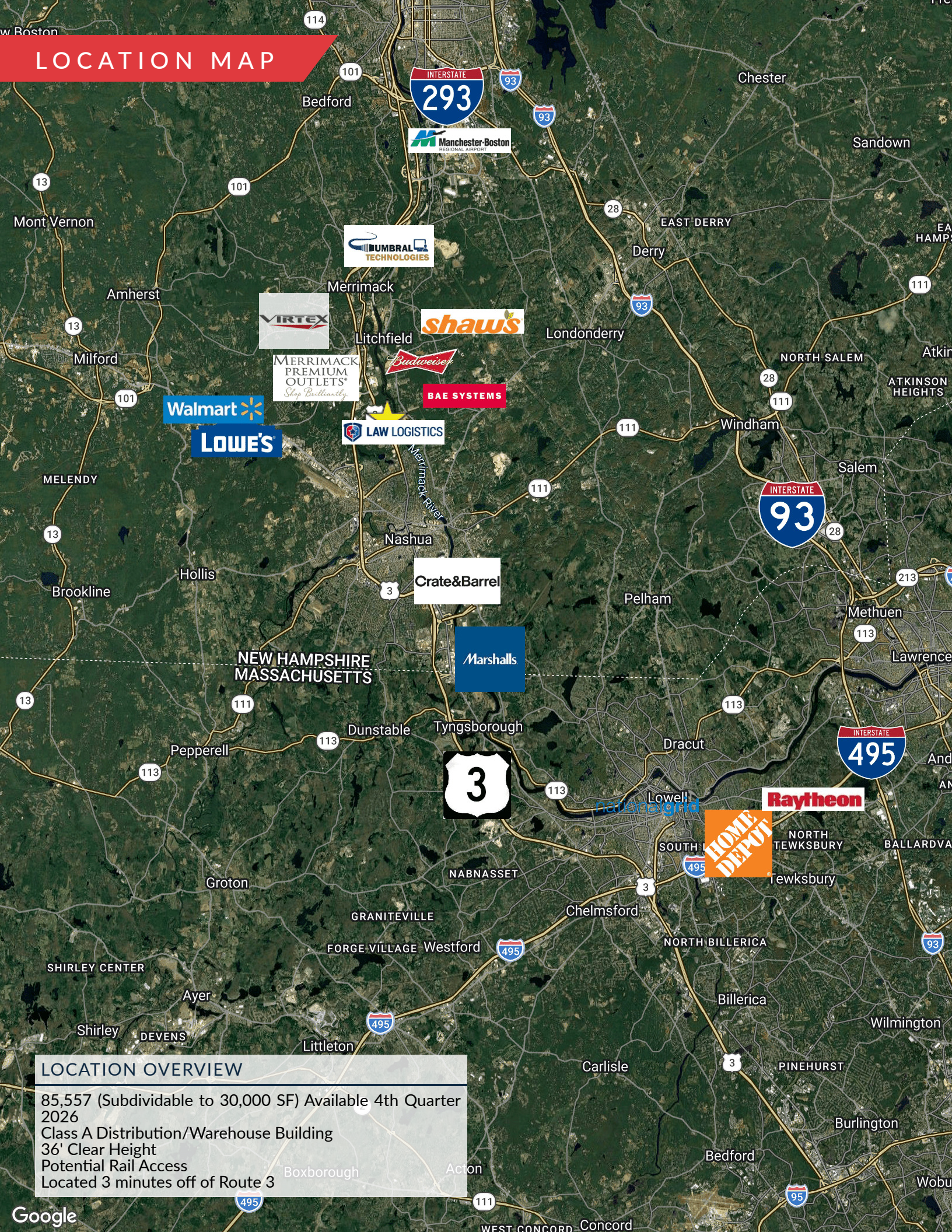
Elbit Systems™

Budweiser

BAE SYSTEMS

CSX

LOCATION MAP



LOCATION OVERVIEW

85,557 (Subdividable to 30,000 SF) Available 4th Quarter
2026
Class A Distribution/Warehouse Building
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FOR LEASE | 360,000 SF INDUSTRIAL BUILDING

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