

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

Major Upgrades Scheduled for early 2026!

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 (with ability to upgrade), 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. (See Concept photos of exterior upgrades planned for early 2026)

Exceptionally convenient location approx 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 (and Northern Massachusetts), making it an ideal location for businesses seeking both functionality and connectivity.



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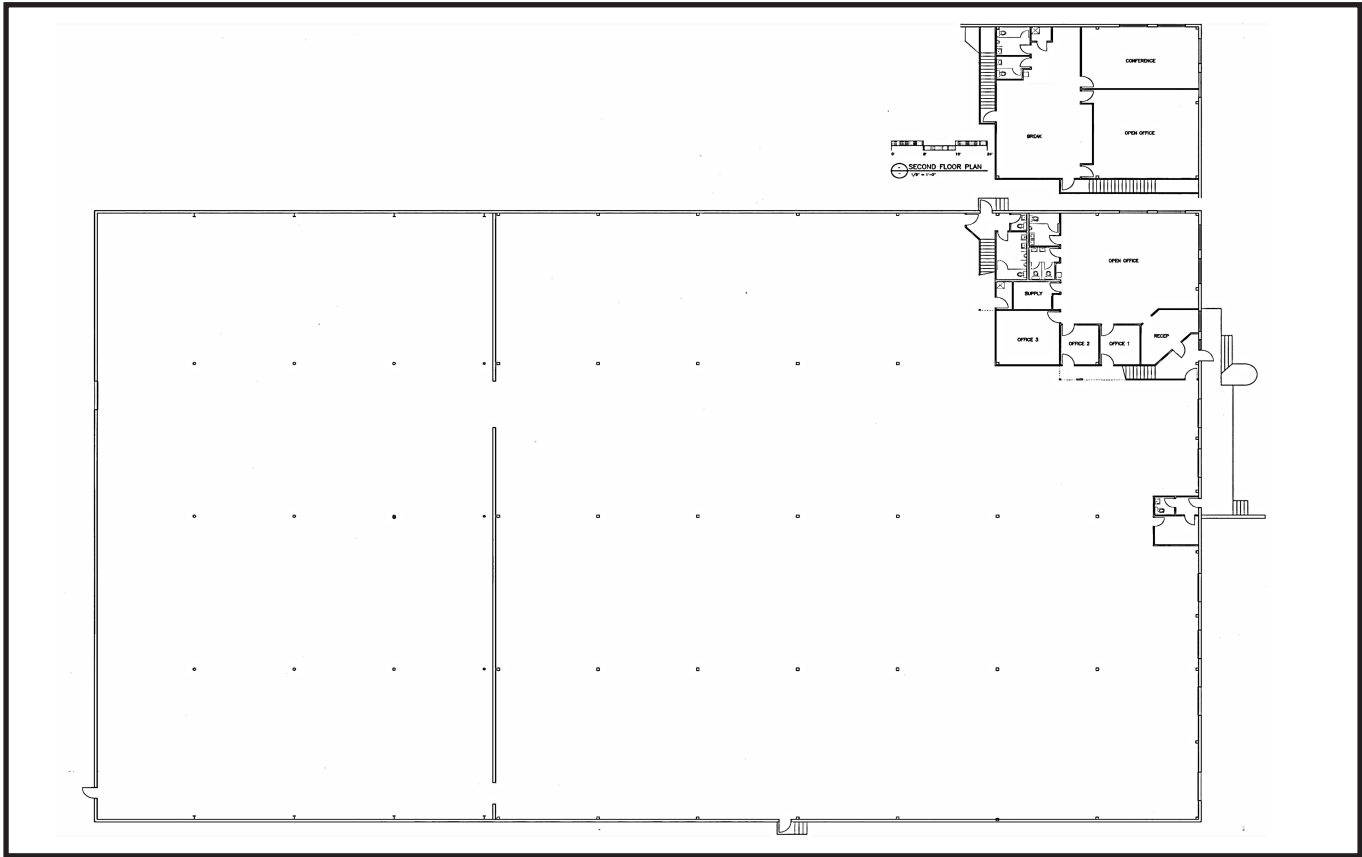
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FLOOR PLAN



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