

BRAND NEW SPECULATIVE WAREHOUSE



4 HARRIS POND DRIVE



±100,744 SF HIGH-BAY INDUSTRIAL FACILITY



PROPERTY DESCRIPTION

On behalf of Lansing Melbourne Group, CBRE is pleased to introduce a brand new Class A, high-bay industrial facility at 4 Harris Pond Drive in Merrimack, New Hampshire. The building offers a ±100,744 square foot footprint with excellent auto and trailer parking. The site is strategically located directly off Route 3, providing direct access to the New Hampshire/Massachusetts border and population densities throughout New England.

BUILDING SPECIFICATIONS

Total Building: ±100,744 SF

Available Space: ±100,744 SF

» Warehouse: ±97,970 SF

» Office: ±3,235 SF

Site Area: ±13 acres

Clear Height: 36'

Column Spacing: 48' x 52'

(typical with a 60' x 52' speed bay)

Loading:

» 21 9'x10' tailboard loading docks

» 2 12'x14' drive-in doors

Building Dimensions: ±251' x 402'

Auto Parking: 133 spaces (±1.30/1,000 SF)

Trailer Parking: 10 spaces

Truck Court Depth: 60' concrete apron;
140' truck court

Construction: Tilt-up construction

Floor: 7" thick slab

Electrical: 3,000 amps, 480 volt, 3 phase

Fire: ESFR sprinklers

Lighting: Motion Sensor LED

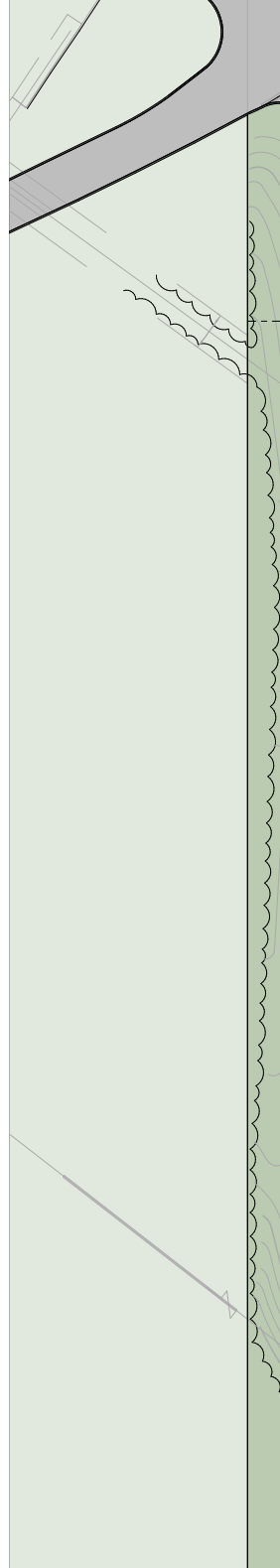
Utilities:

» **Gas:** Liberty Utilities

» **Electricity:** Eversource

» **Water:** Pennichuck Water Works

» **Sewer:** Merrimack Wastewater
Treatment Facility



SITE PLAN



4 HARRIS POND DRIVE

133 PARKING SPACES

402'

±100,744 SF

52'

48'

60'

251'

21 LOADING DOCKS

2 DRIVE-IN DOORS

10 TRAILER SPACES



OFFICE
±3,235 SF



WAREHOUSE
±97,970 SF

TRAVEL TIMES



Everett Turnpike
2.3 Miles



Route 101A
2.7 Miles



Route 111
4.7 Miles



Interstate 93
13.6 Miles



Interstate 495
19.6 Miles



Boston
51.0 Miles

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