

INDUSTRIAL FOR SALE



746 Daniel Webster Hwy, Merrimack , NH 03054-2700



OFFERING SUMMARY

SALE PRICE:	2,700,000
NUMBER OF UNITS:	3
LOT SIZE:	3.24 Acres
YEAR BUILT:	1970
BUILDING SIZE:	18,000
ZONING:	C2-GE
PRICE / SF:	-

PROPERTY OVERVIEW

Hard to find industrial units with just a little bit of office and plenty of open high bay to work with. The high bay section is 20 at the eaves and 24 at the center. The office space is minimal with approximately 20% in office buildout for unit 3 (746) and almost 15 % in unit 1 (744). Unit 1 has a tenant at will (lease ends in July) and unit 3 has a great regional tenant that is a superior occupant with a longer term lease. The structure is solid, with a loading dock and drive in door for unit 1 and two drive ins for Unit 3. Great location!

PROPERTY HIGHLIGHTS

- 1 min access to Rt 3 and just over the line from Bedford
- Easy access to Manchester Boston Regional, Manchester and Nashua
- Loading docks and drive in doors

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,069	26,481	132,617
TOTAL POPULATION	2,711	70,551	345,537
AVERAGE HH INCOME	\$94,935	\$92,593	\$82,973

KELLER WILLIAMS COASTAL REALTY
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Suite 201 - Coastal Land & Commercial Group
Portsmouth, NH 03801

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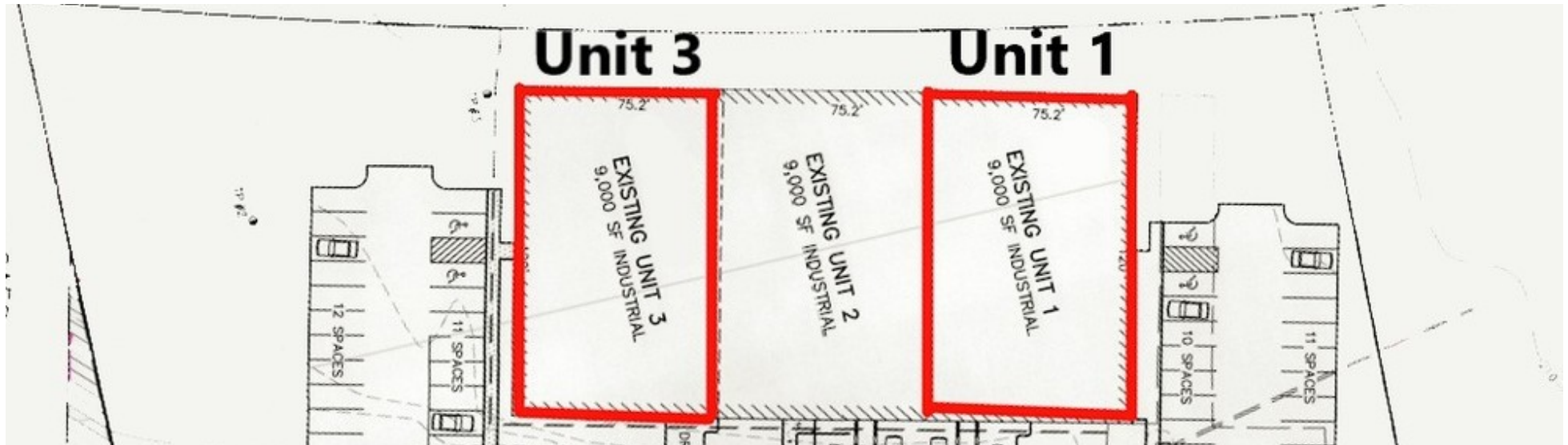
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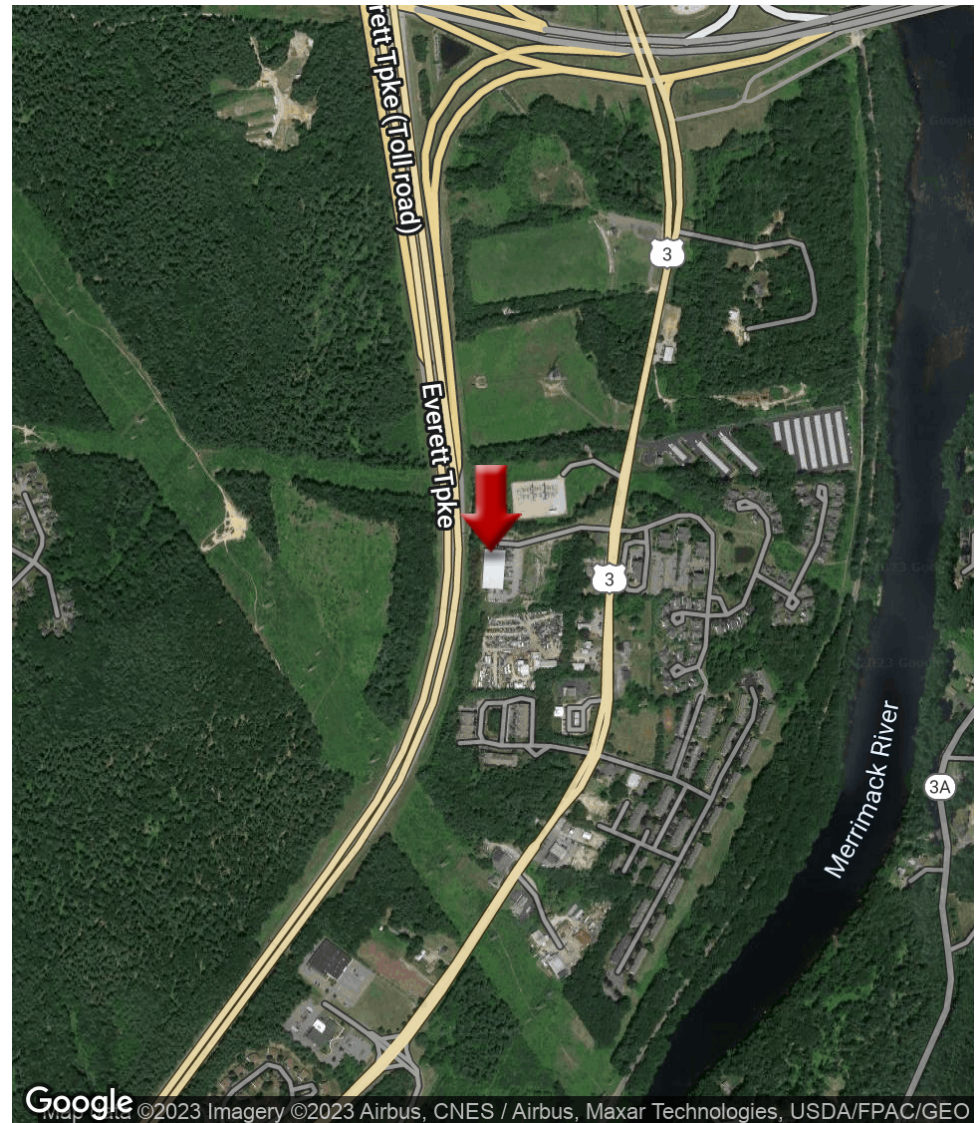
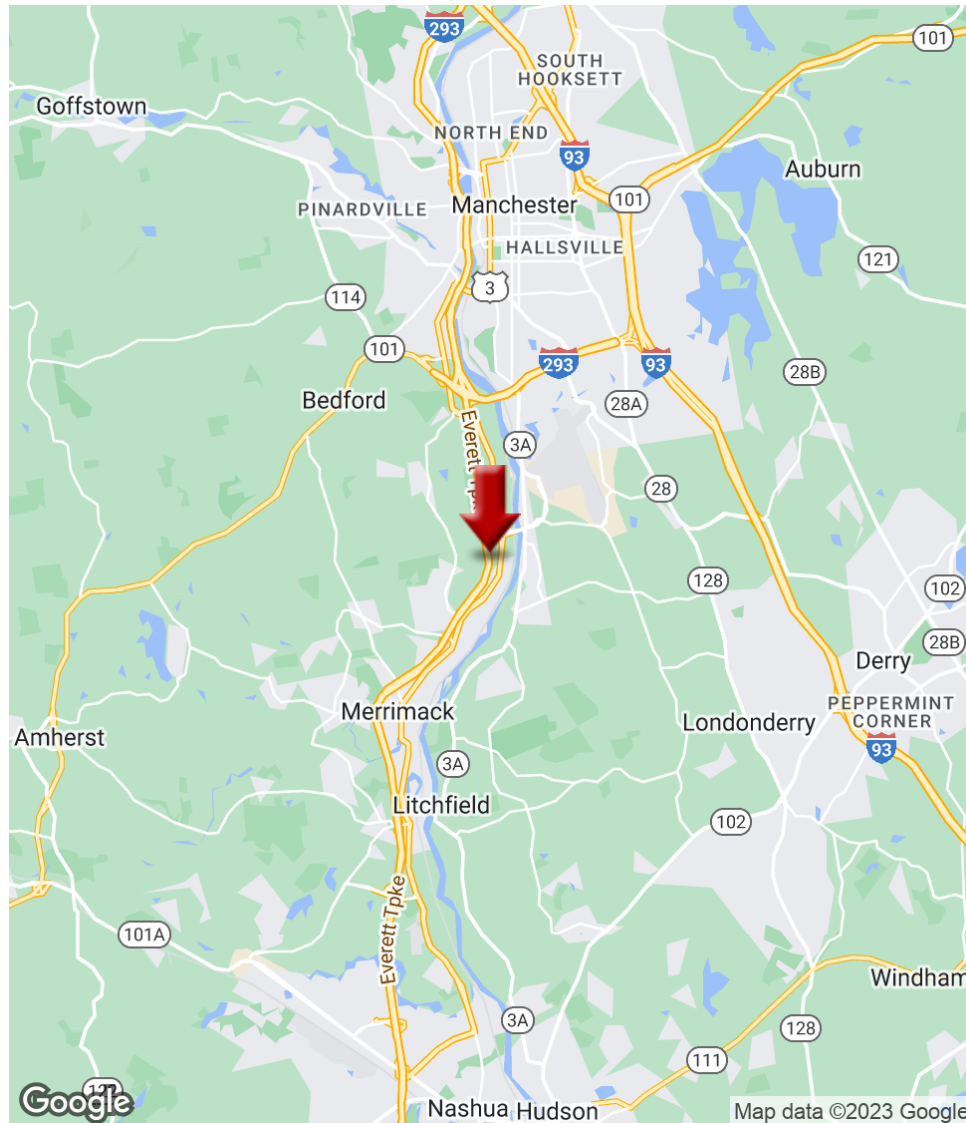
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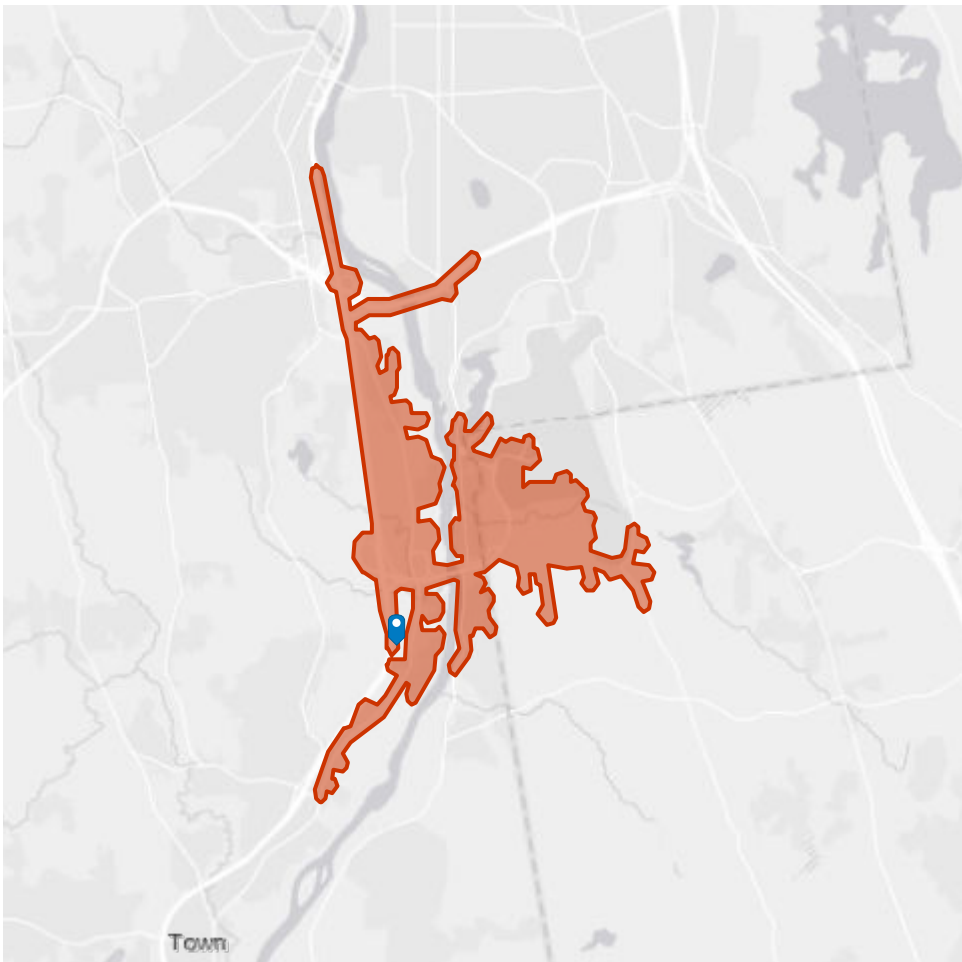
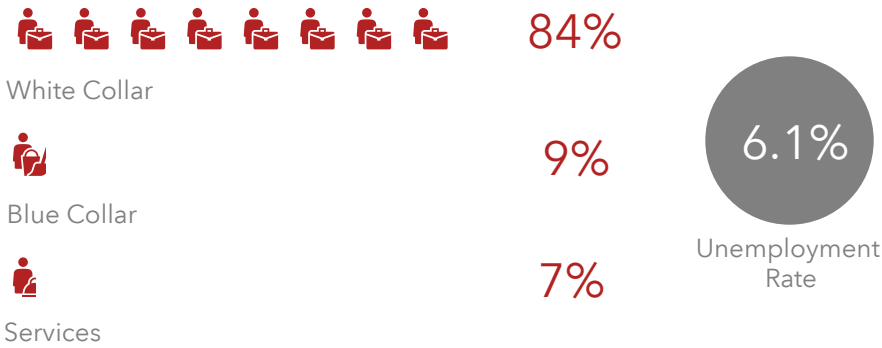
KWC- Industrial Market Summary

746 Daniel Webster Hwy, Merrimack, New Hampshire, 03054 (5 minutes)
746 Daniel Webster Hwy, Merrimack, New Hampshire, 03054
Drive time of 5 minutes

Prepared by Esri and Viktoria Alkova
Latitude: 42.90450
Longitude: -71.46253



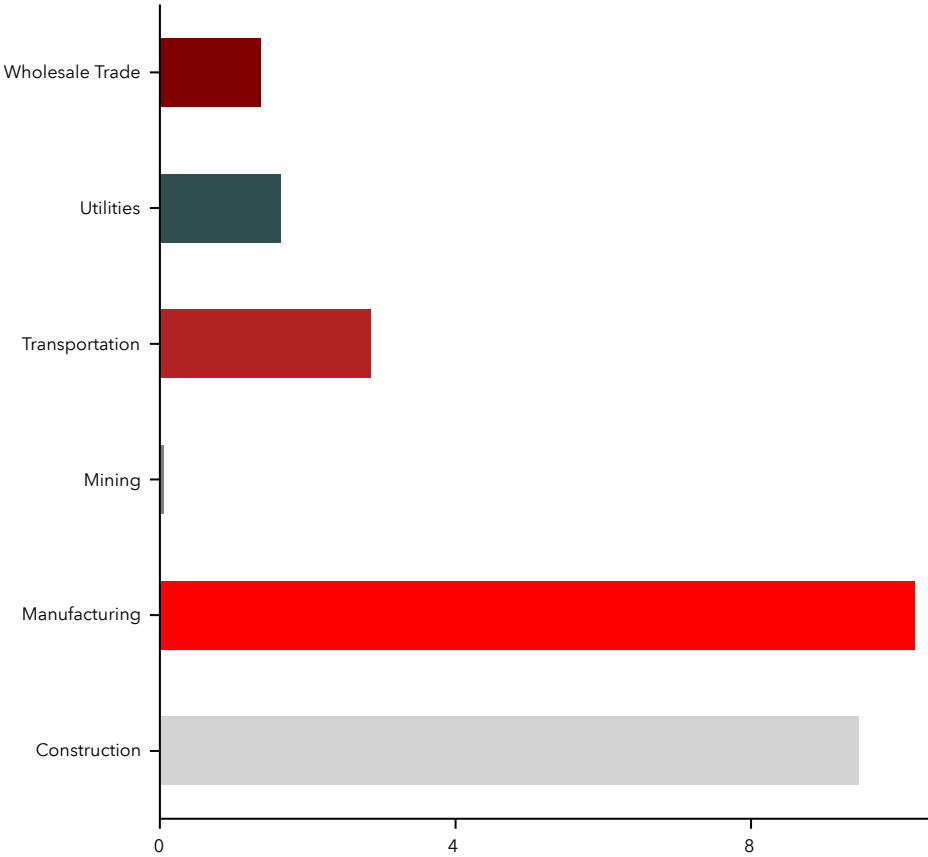
EMPLOYMENT



2016 Industrial Employment



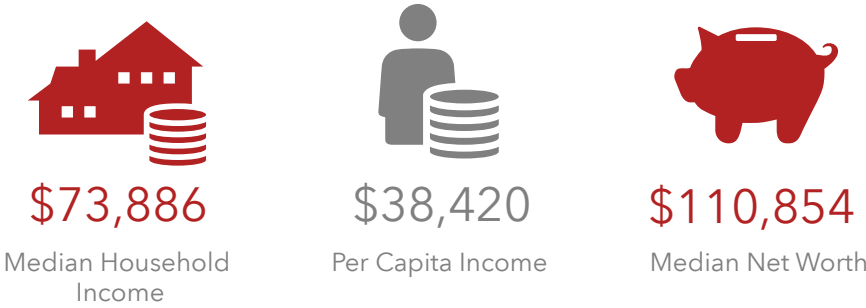
Industrial Businesses by Sector



2016 Employment By Industries



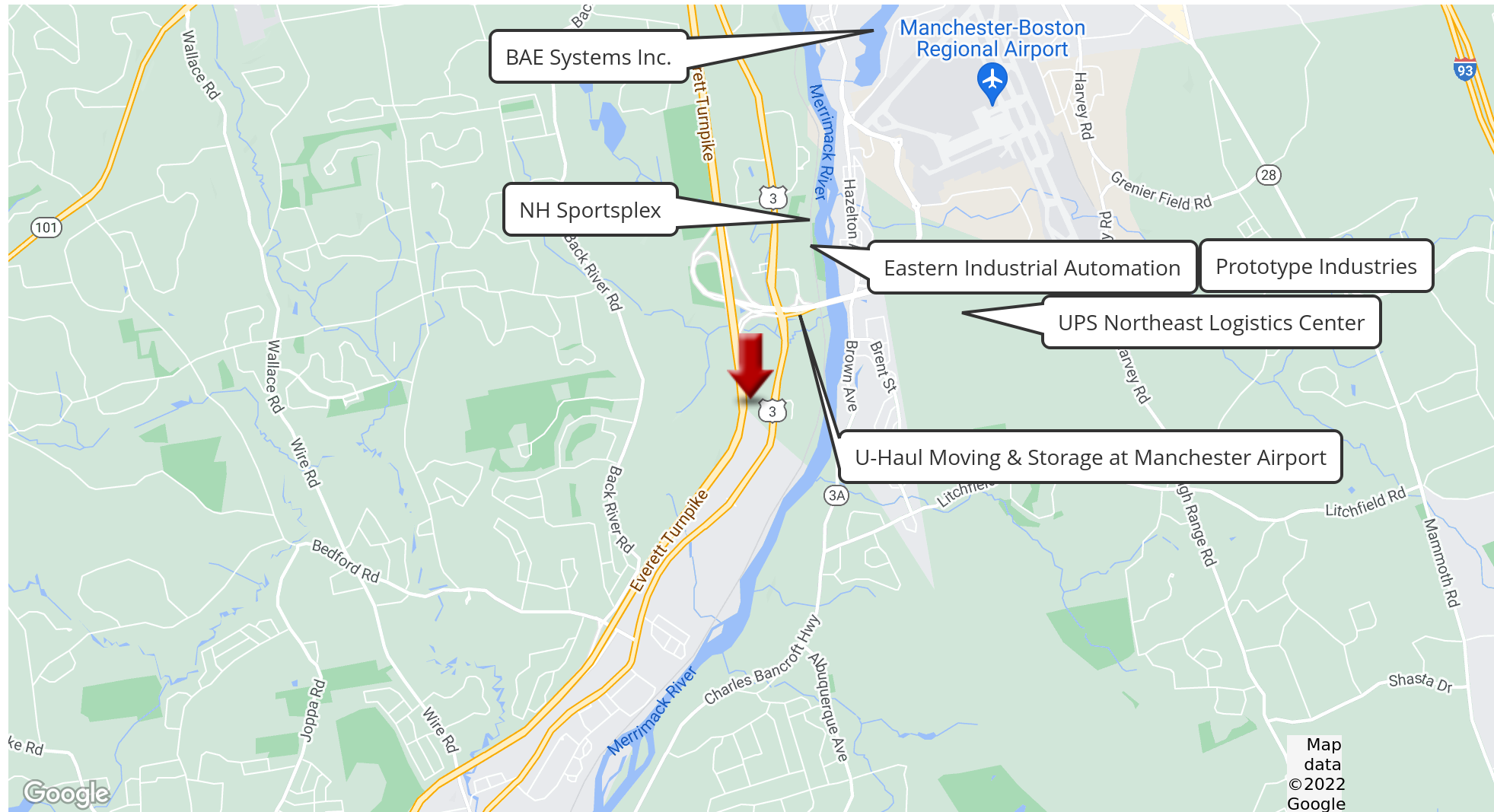
INCOME



Source: This infographic contains data provided by Esri. The vintage of the data is 2021.



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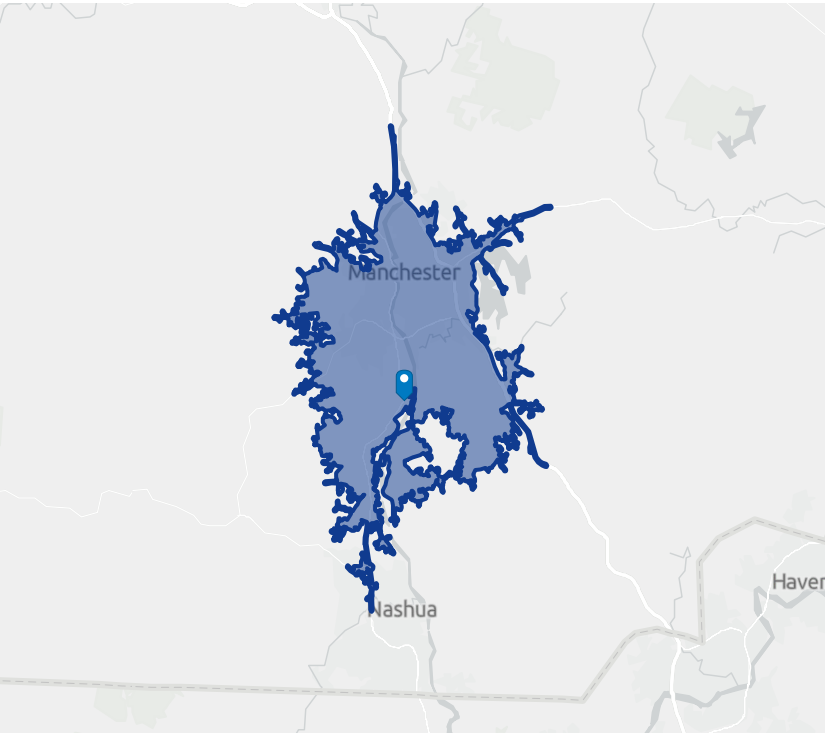
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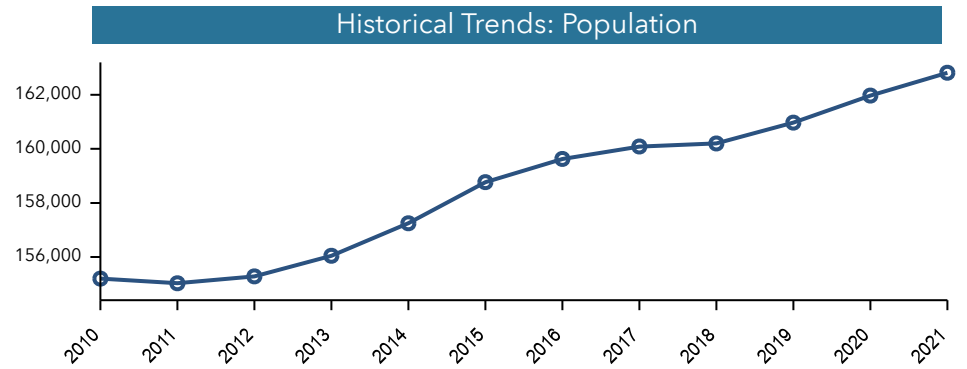
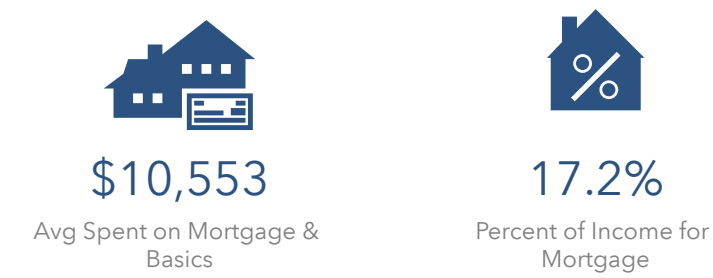


POPULATION TRENDS AND KEY INDICATORS

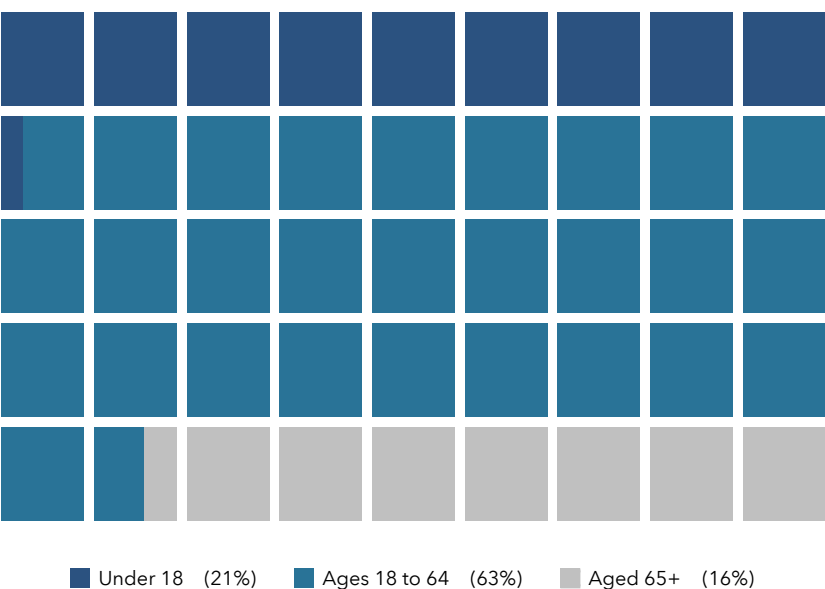
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162,817	65,342	2.42	39.4	\$71,687	\$294,692	102	108	40
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

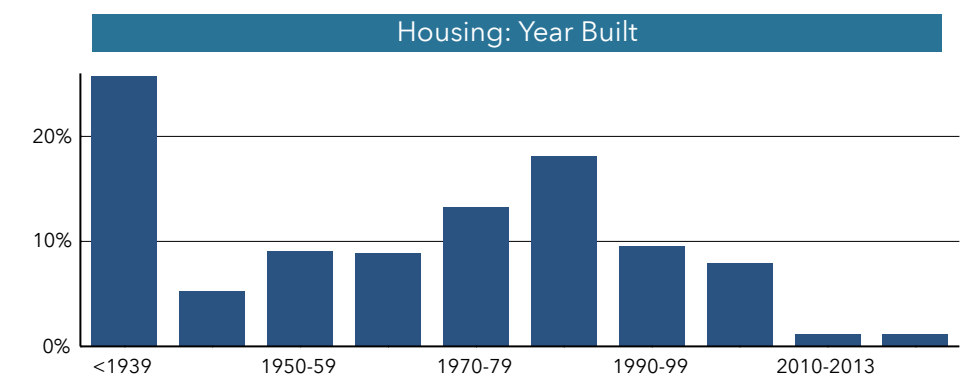
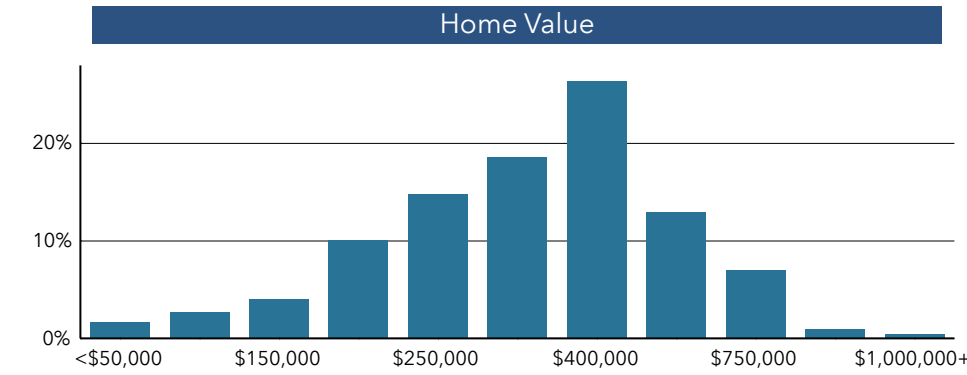
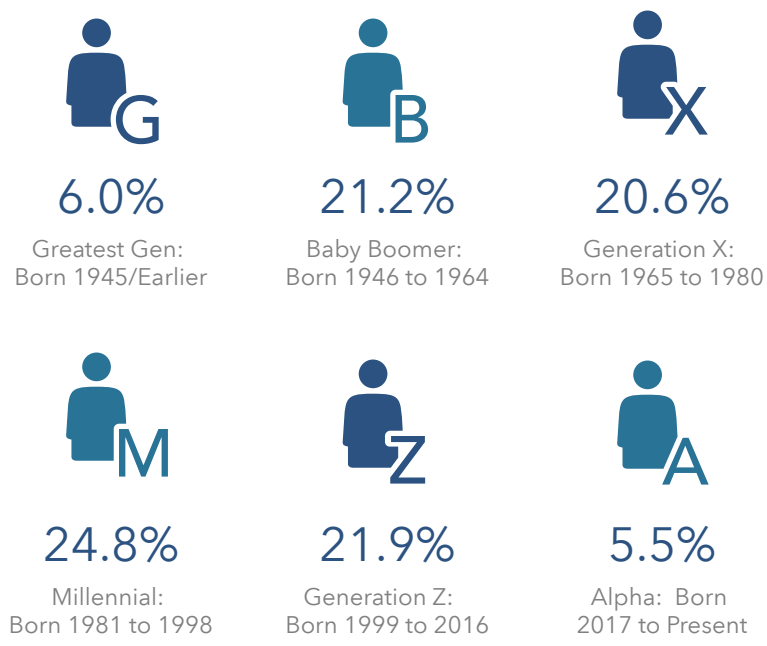
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Demographic Summary

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DEMOGRAPHIC SUMMARY

746 Daniel Webster Hwy, Merrimack, New Hampshire, 03054



Drive time of 5 minutes

KEY FACTS

3,588

Population



1,597

Households

39.1

Median Age

\$59,841

Median Disposable Income

EDUCATION

4%

No High School Diploma



23%

High School Graduate



29%

Some College



44%

Bachelor's/Grad/Prof Degree

INCOME



\$73,886

Median Household Income



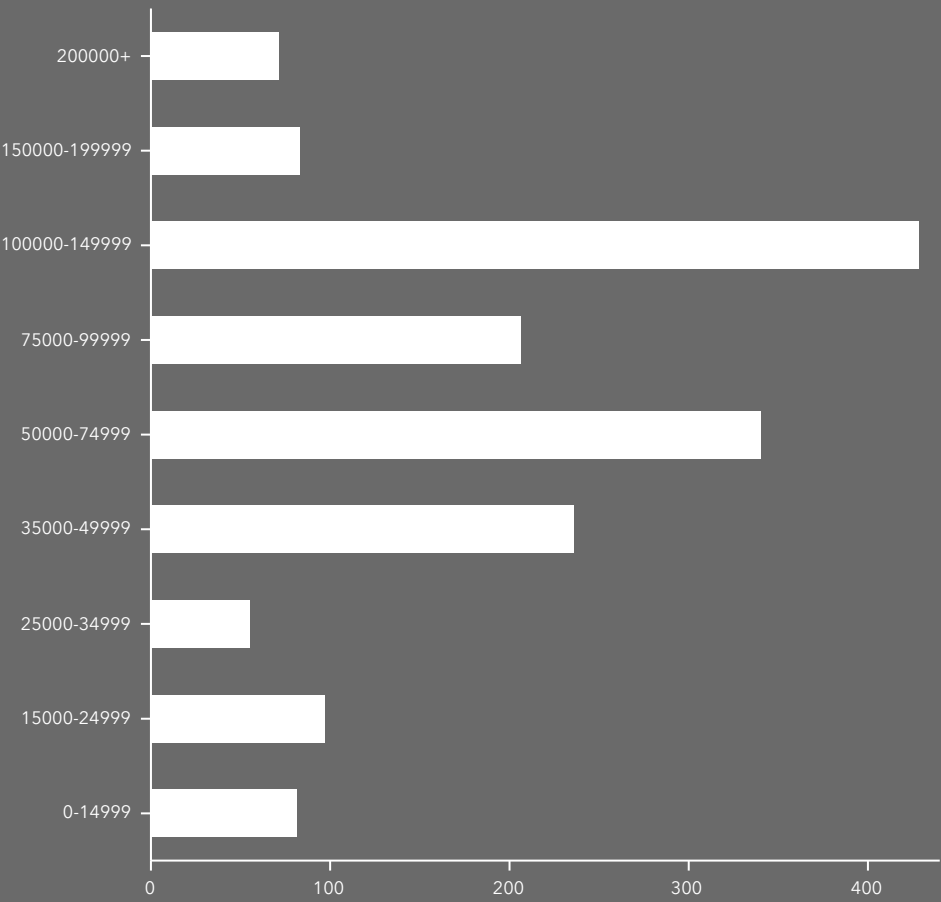
\$38,420

Per Capita Income

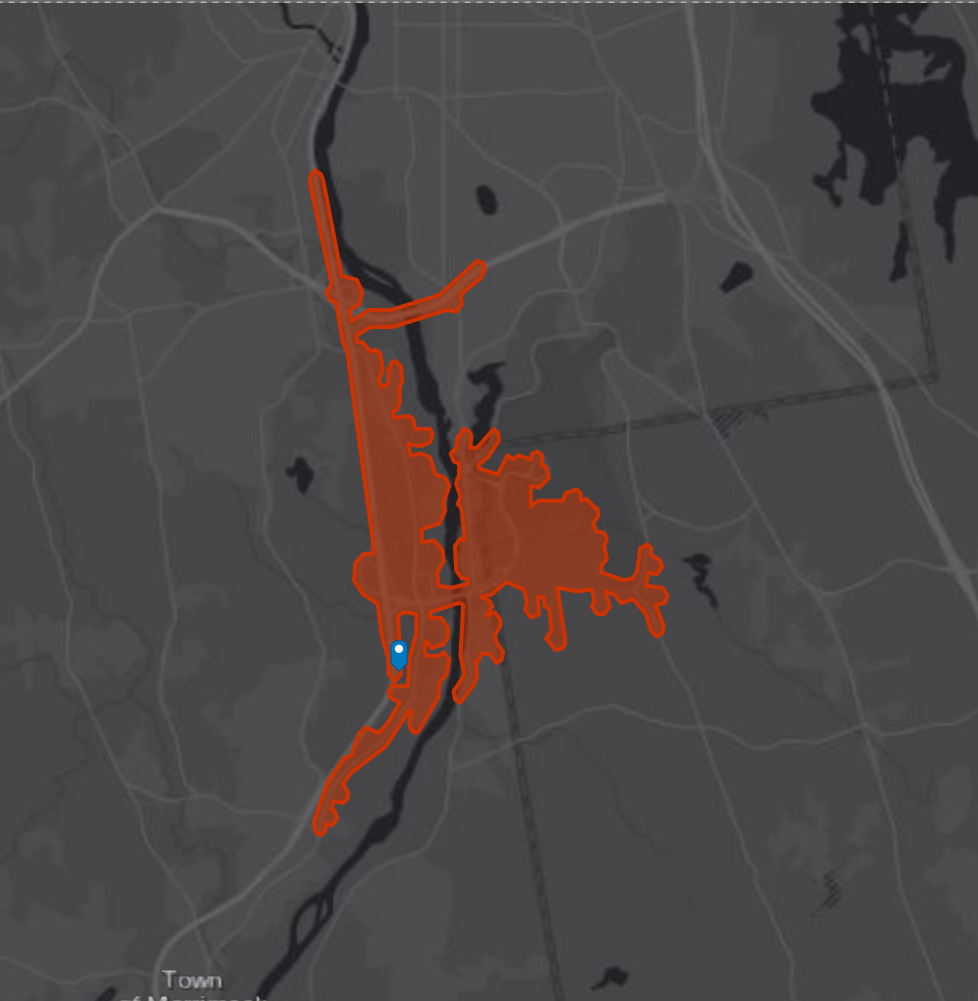


\$110,854

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



84%

White Collar



9%

Blue Collar



7%

Services

6.1%

Unemployment Rate