

INDUSTRIAL FOR SALE

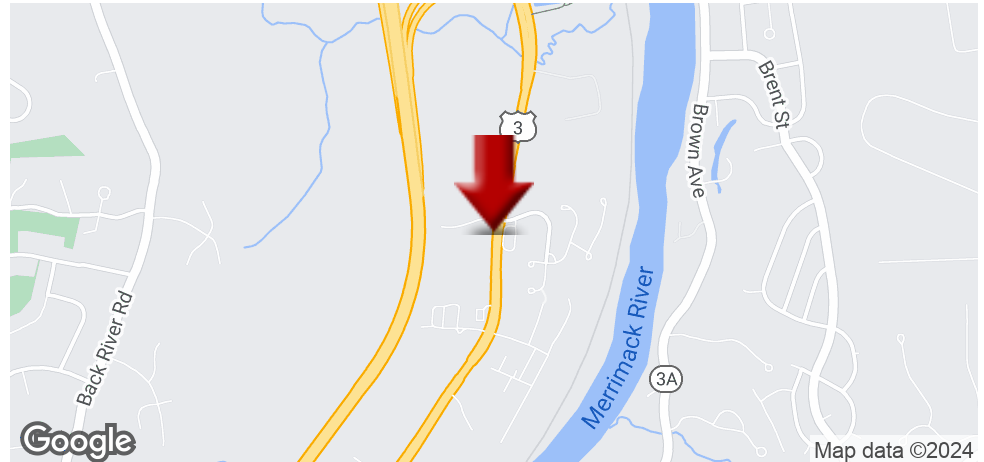


744 Daniel Webster Highway , Merrimack, NH 03054



Phase 2 - Building Sketch
746 Industrial Park
Merrimack, New Hampshire

Demanded Base



OFFERING SUMMARY

| | |
|-----------------------|--------------|
| SALE PRICE: | \$10,200,000 |
| LOT SIZE: | 3.643 Acres |
| YEAR BUILT: | 2023 |
| BUILDING SIZE: | 60,000 |
| ZONING: | C2-GE |
| PRICE / SF: | \$170.00 |

PROPERTY OVERVIEW

Proposed New Industrial - Currently moving through approval process with the town. Potential occupancy is anticipated to be June - July of 2023. The total square footage is to be 60,000 SF for this new industrial building; 30 feet eve height, 36 feet clear height at the peak. The clear span is 67.5 feet (two column rows) and it will be insulated to meet current energy codes. It will be a metal sided building with metal roof. Power to be 3 phase (120-208). Heat will be gas fired and A/C can be an optional item. 12 loading docks are proposed. It will have adequate parking and be well insulated.

PROPERTY HIGHLIGHTS

- Site to be sold as a condo site, part of the 3.643 total acres
- Clear height of 30'-36'
- Location next to Everett turnpike exit with no toll
- Ease of access to the Manchester/Boston Regional Airport
- AC is an added option
- 3700 SF of proposed Mezzanine

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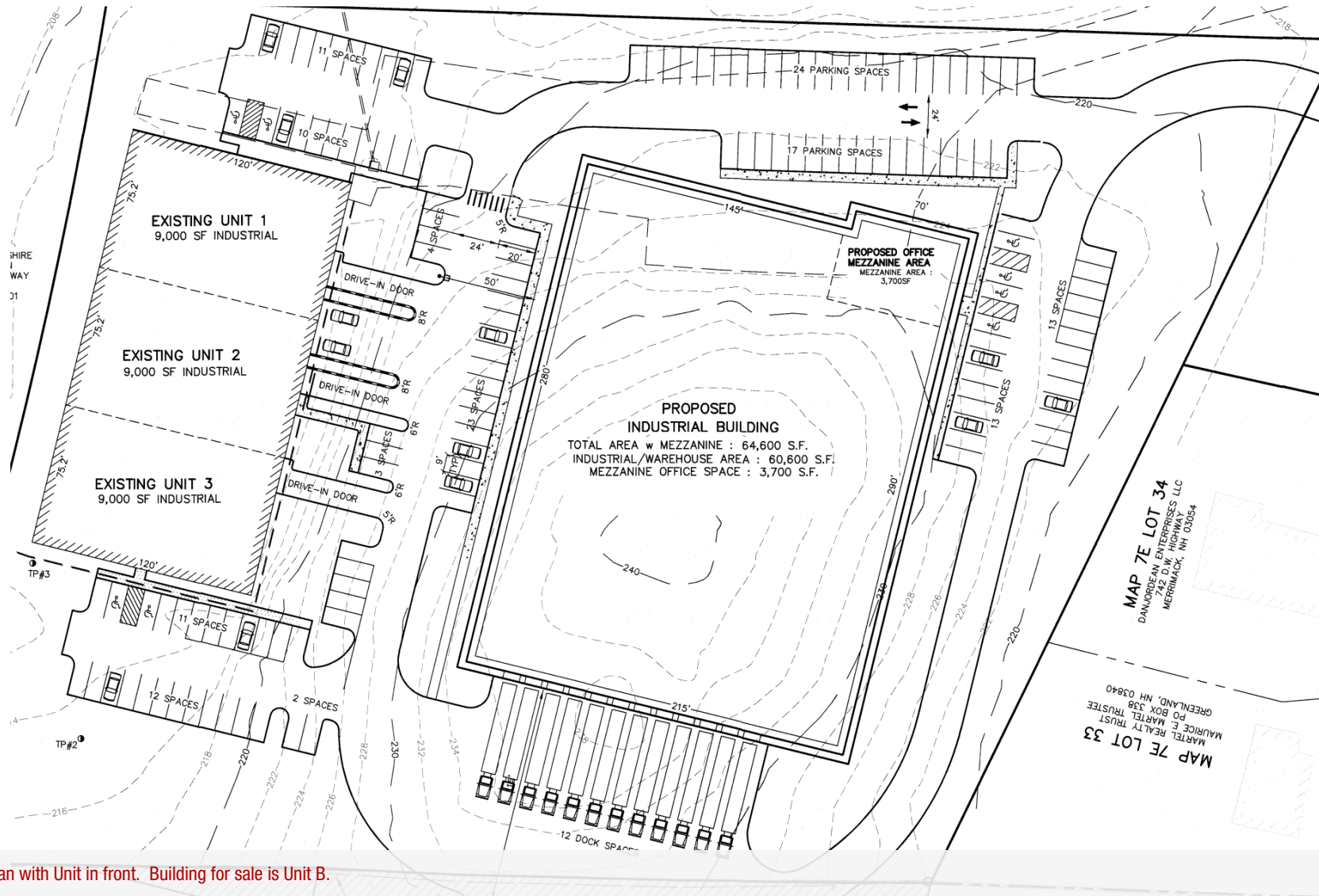
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Condo Site Plan with Unit in front. Building for sale is Unit B.

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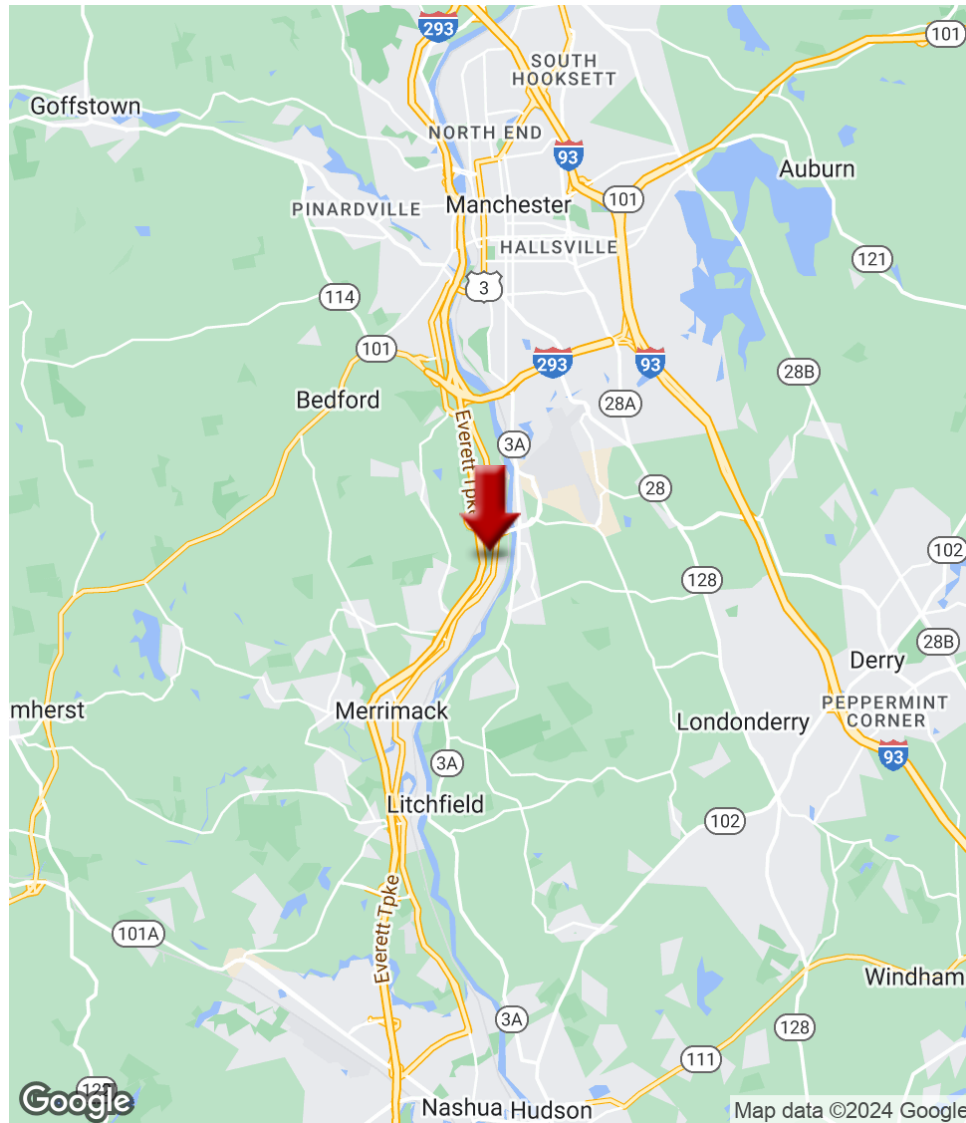
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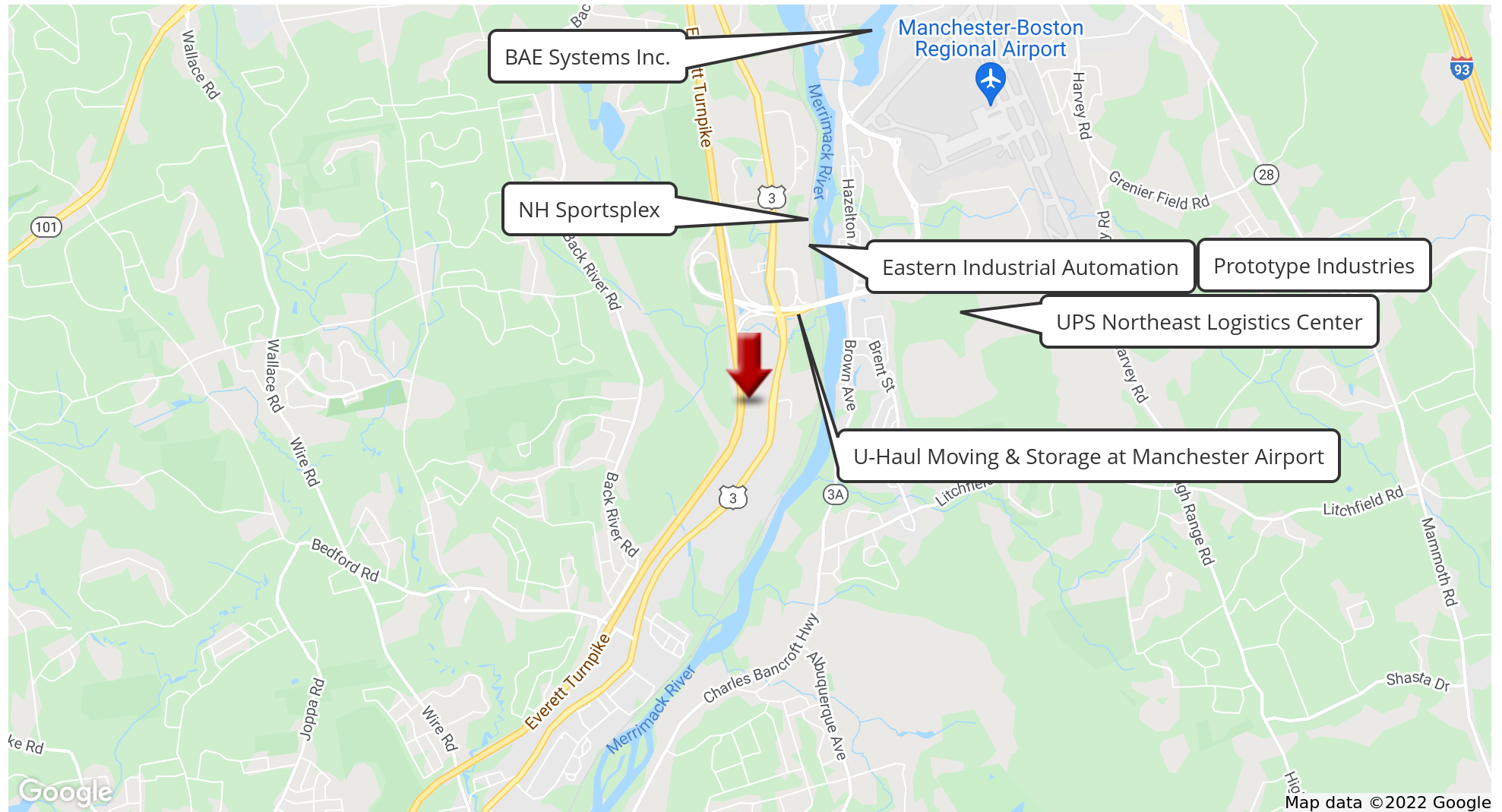
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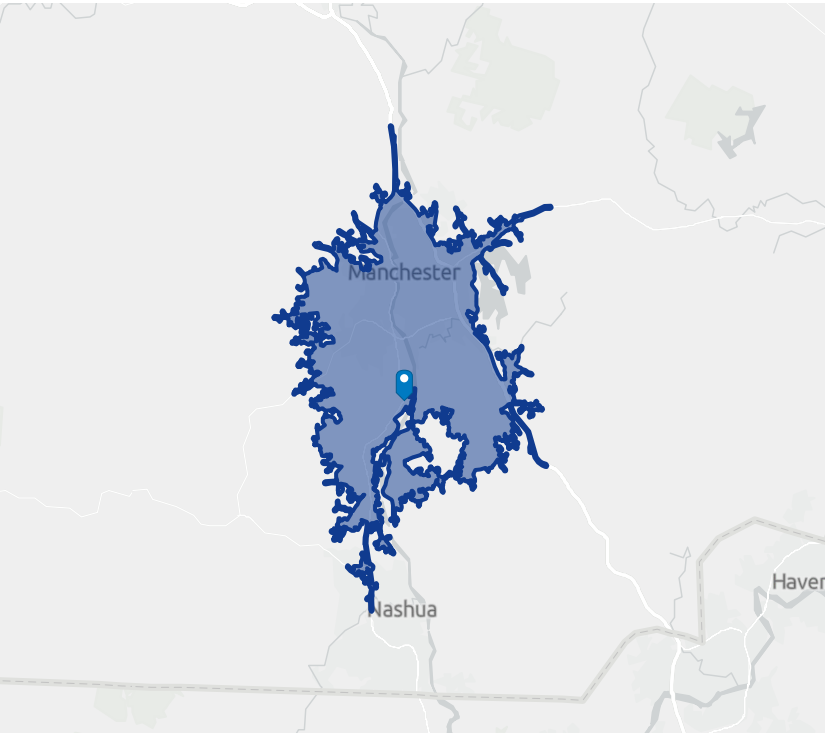
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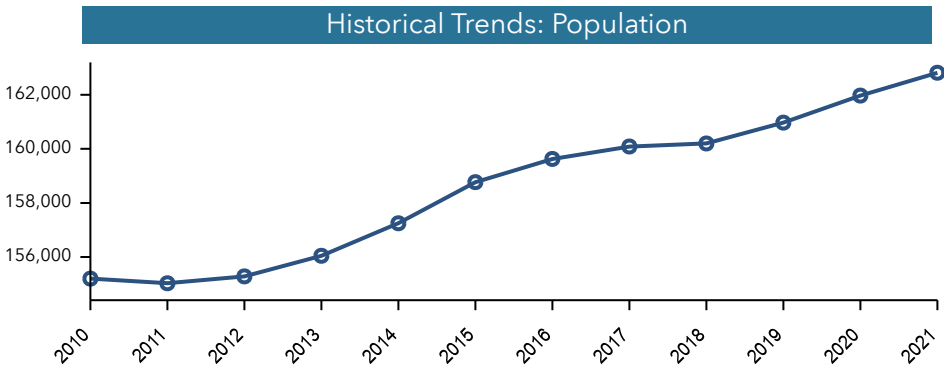


POPULATION TRENDS AND KEY INDICATORS

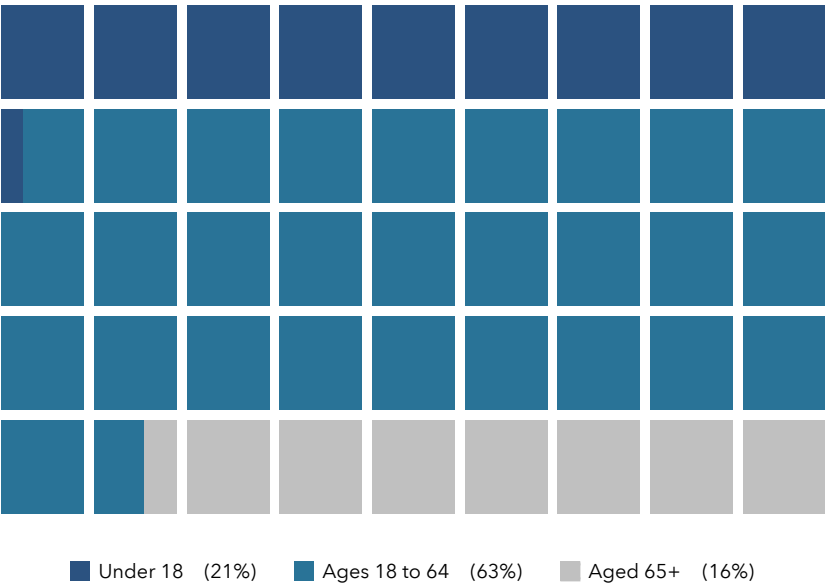
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| | | | | | | | | |
|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 162,817 | 65,342 | 2.42 | 39.4 | \$71,687 | \$294,692 | 102 |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

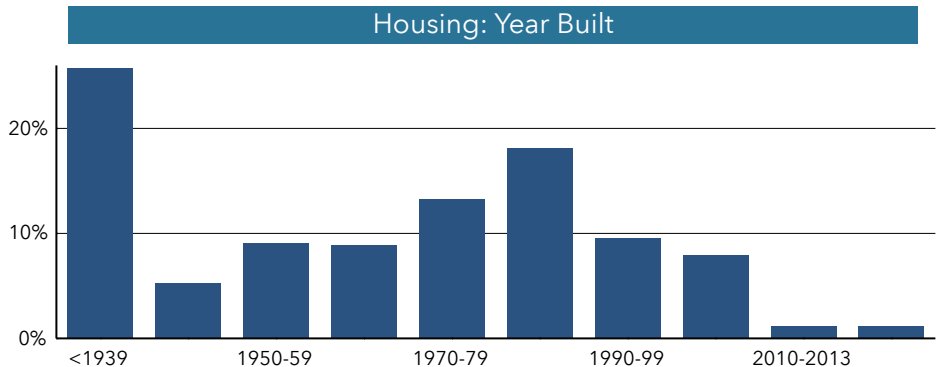
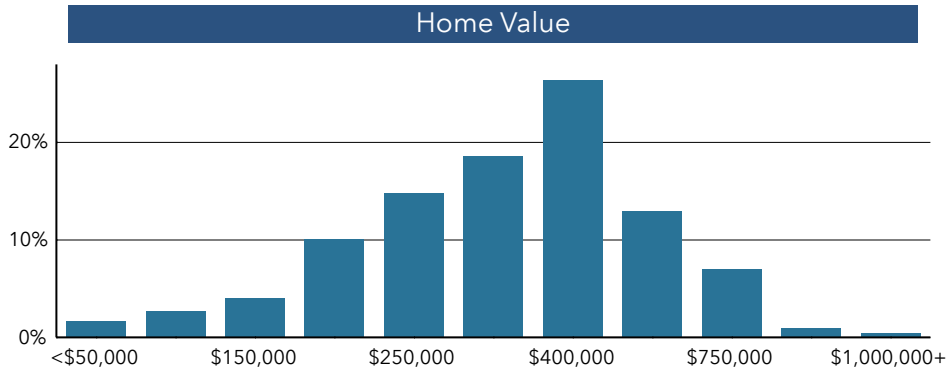
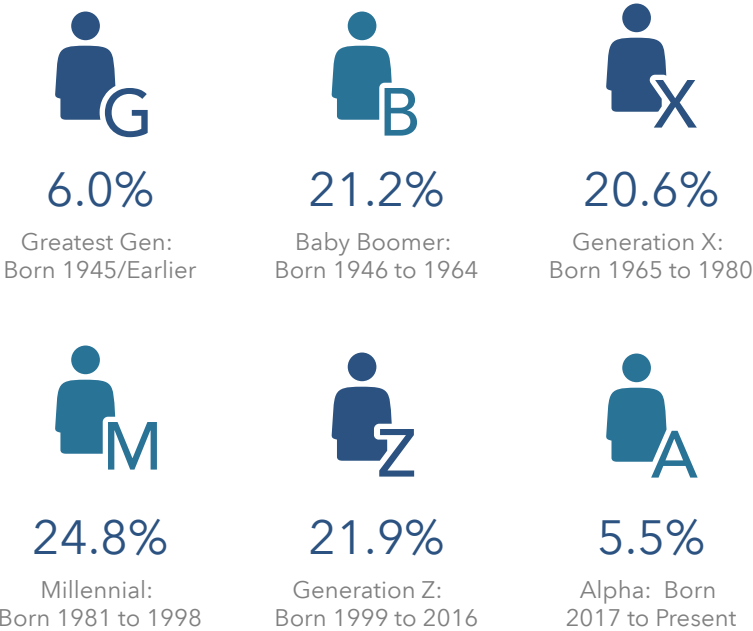
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



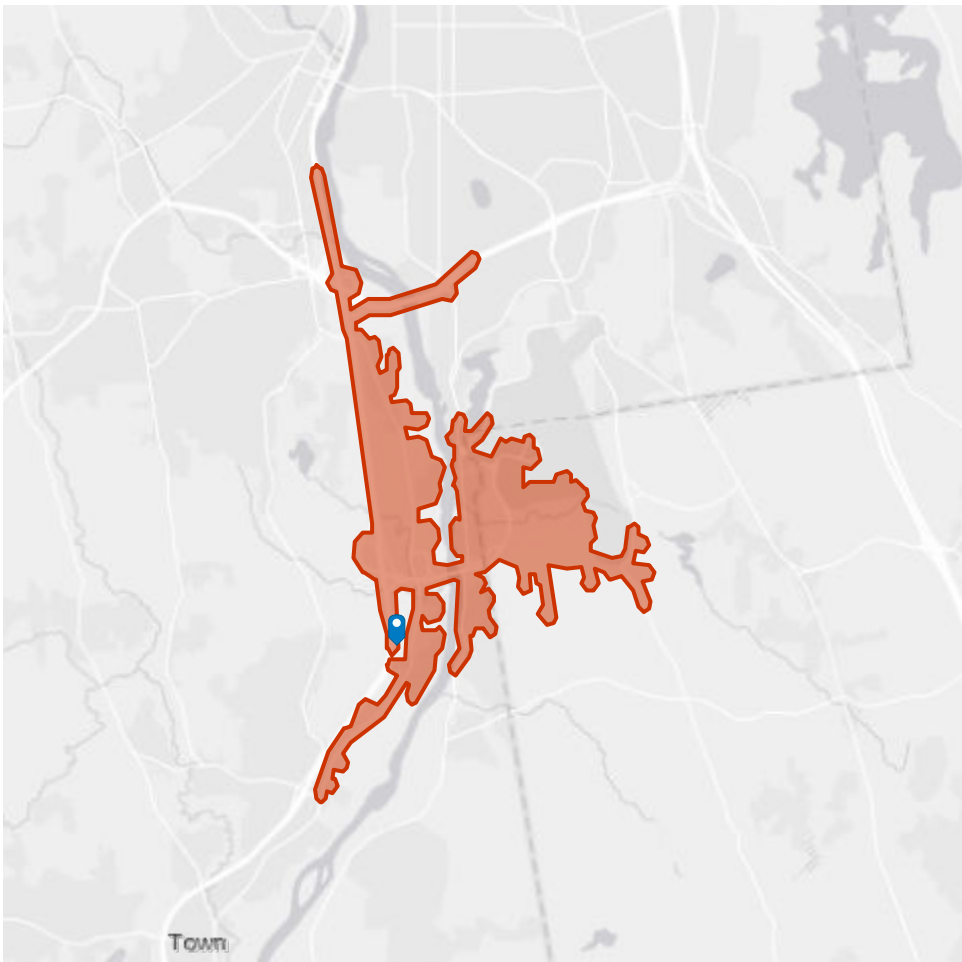
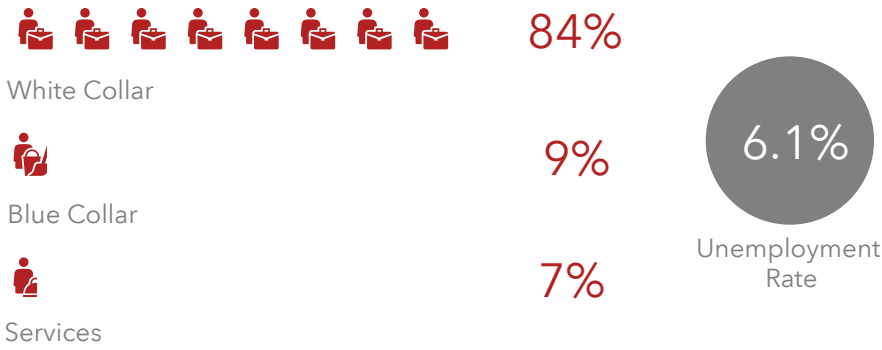
KWC- Industrial Market Summary

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



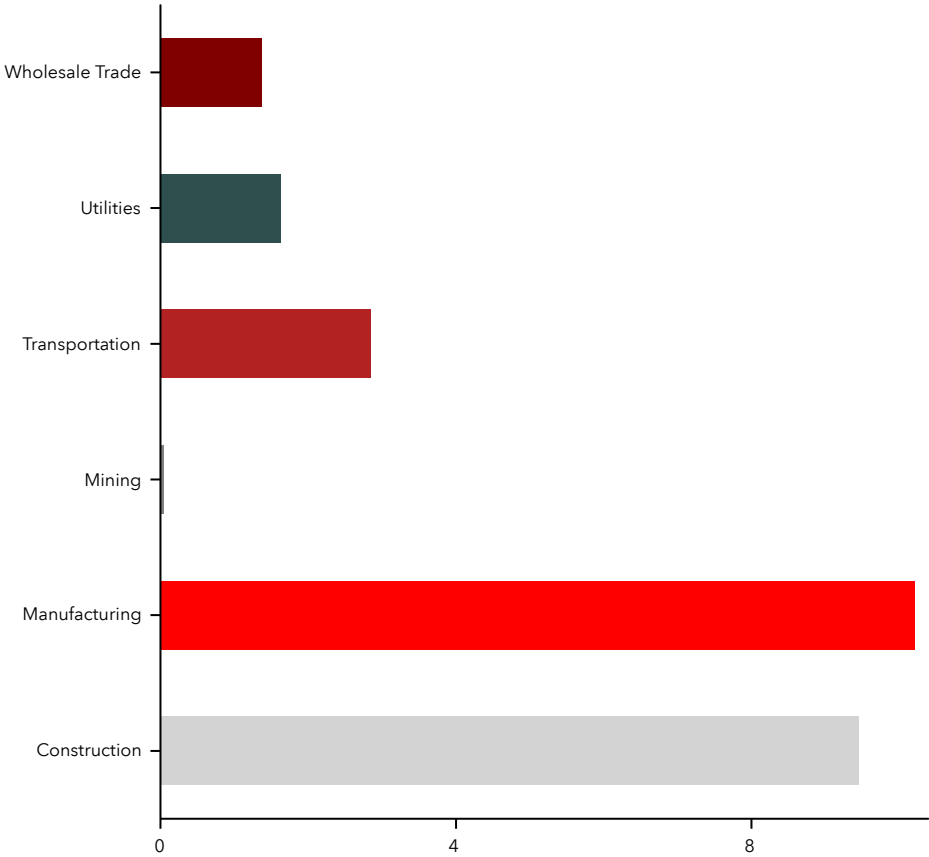
EMPLOYMENT



2016 Industrial Employment



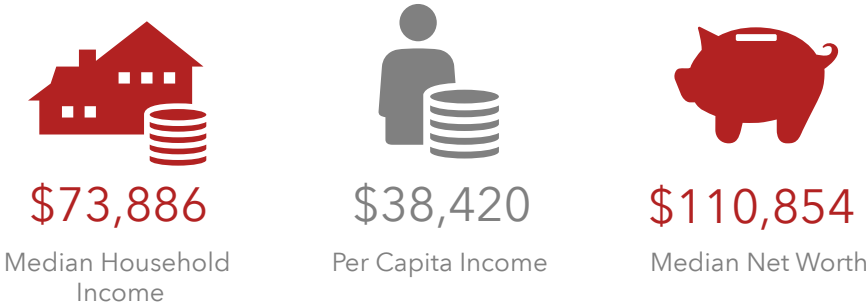
Industrial Businesses by Sector



2016 Employment By Industries



INCOME



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

Demographic Summary

746 Daniel Webster Hwy, Merrimack, New Hampshire, 03054 (5 minutes)
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Prepared by Esri and Viktoria Alkova
Latitude: 42.90450
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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



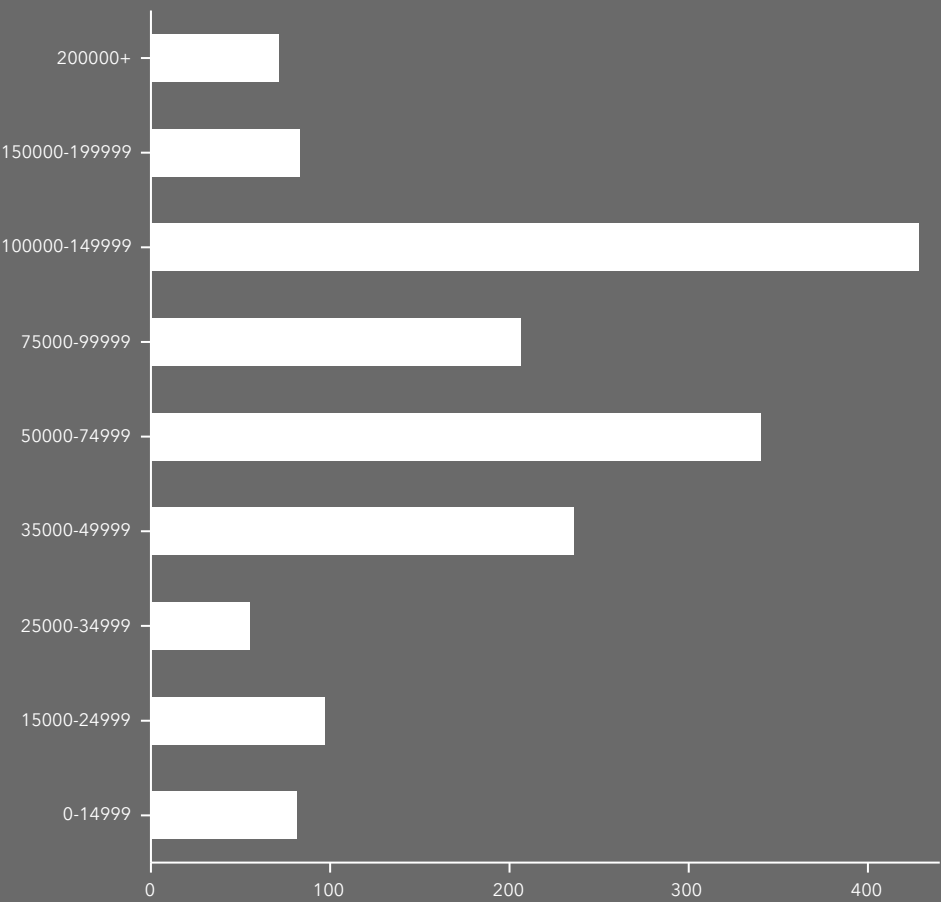
\$38,420

Per Capita Income

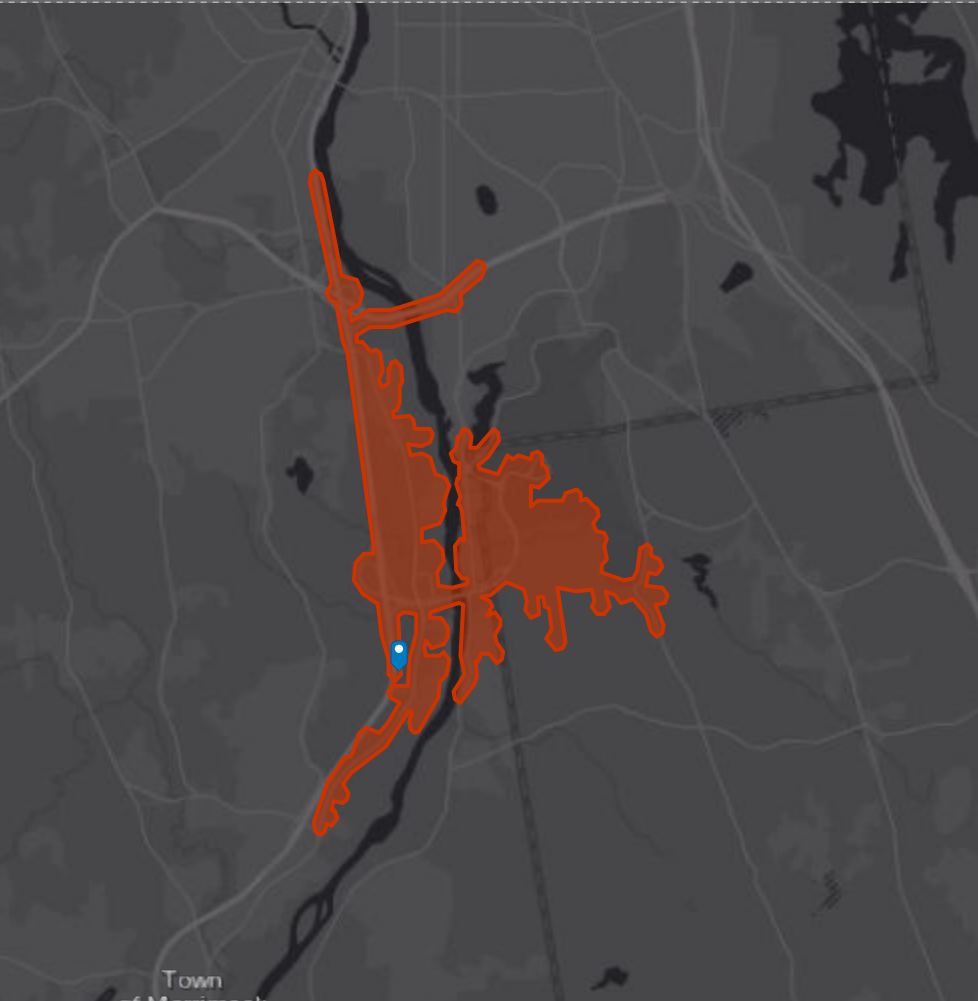


\$110,854

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



84%

White Collar



9%

Blue Collar



7%

Services

6.1%

Unemployment Rate