

SORMP

MERRIMACK, NH

BRAND NEW SPEC CONSTRUCTION FULLY DELIVERED

EXCELLENT HIGHWAY FRONTAGE ALONG EVERETT TURNPIKE



6,000 AMPS OF POWER
ABILITY TO EXPAND UP
TO 10,000 AMPS



SUBDIVISIBLE

[VIEW THE VIDEO](#)

±324,395 SF
High-Bay Warehouse
Available for Lease

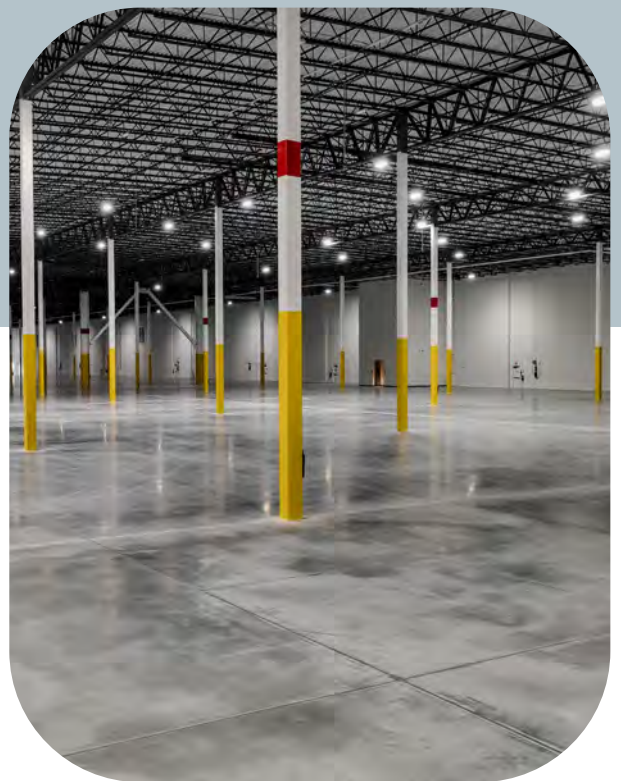
Trammell Crow Company


Diamond Realty
INVESTMENTS, Inc.

CBRE

50 ROBERT MILLIGAN PARKWAY

On behalf of Trammell Crow Company & Diamond Realty Investments, CBRE's New England Industrial Team is pleased to bring to your attention to the Class A, high-bay warehouse at 50 Robert Milligan Parkway in Merrimack, New Hampshire. The ±324,395 SF facility is strategically located minutes off Route 3, providing direct access to the New Hampshire/Massachusetts border and population densities throughout New England. The site offers a state-of-the-art high-bay opportunity, boasting 36' clear height, 1 per 6,108 SF loading ratio, and extensive trailer and automobile parking.



**BRAND NEW SPEC
CONSTRUCTION**
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**EXCELLENT HIGHWAY
FRONTAGE ALONG
EVERETT TURNPIKE**



6,000 AMPS OF POWER
ABILITY TO EXPAND
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Site Plan

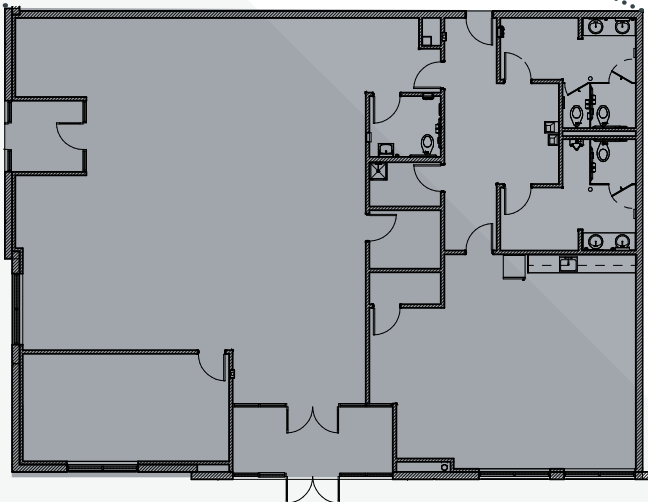
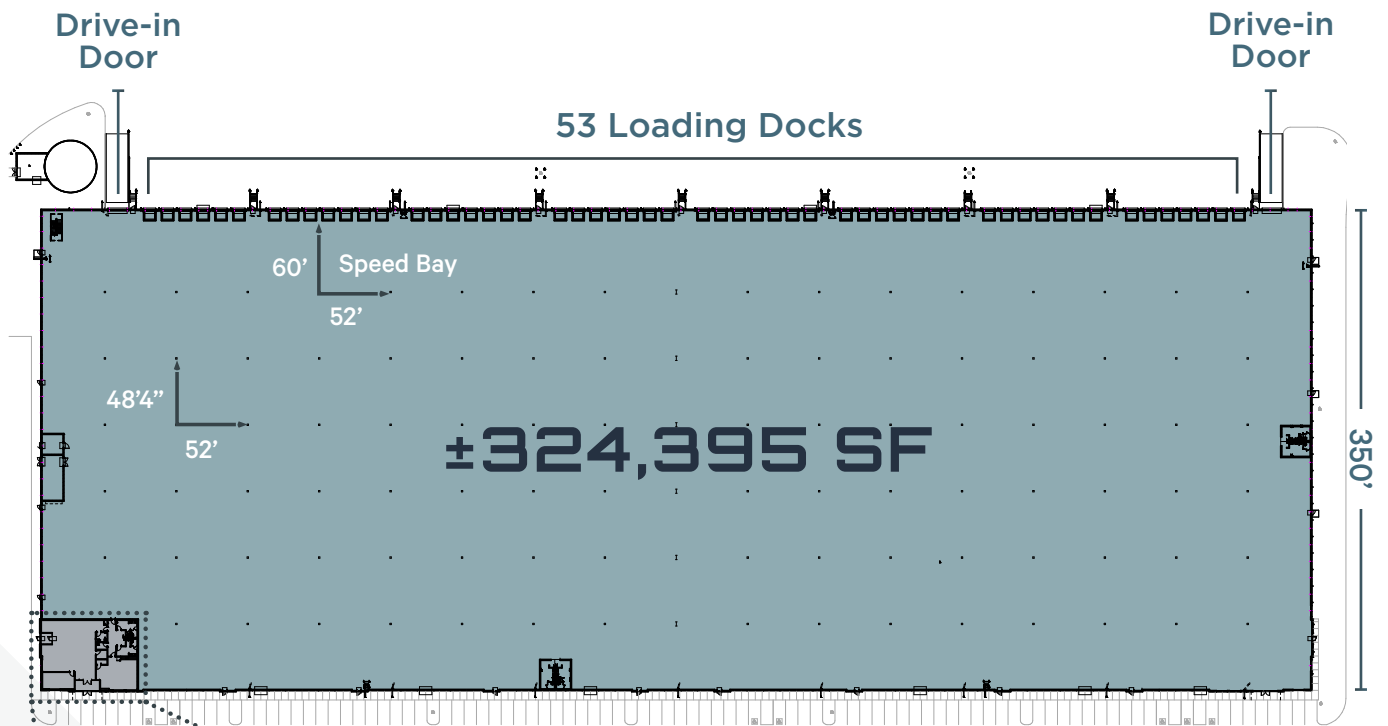


Building Specifications

Total Building Size	±324,395 SF	Floor	7" thick slab
	Warehouse ±320,951 SF	Electrical	6,000 amps, 277/480 volt, 3 phase, 4 wire (Expandable to 10,000 Amps)
Office	±3,444 SF		
Site Area	±43 acres	Fire	ESFR sprinklers
Clear Height	36'	Lighting	Motion Sensor LED
Column Spacing	52' x 48'4" (typical bays) 52' x 60' (speed bay)	Utilities	
Loading	53 tailboard loading docks 2 drive-in doors	Gas	Liberty Utilities
Building Dimensions	350' x 925'	Electricity	Eversource
Auto Parking	216 auto spaces (±0.68/1,000 SF) with the potential to expand	Water	Merrimack Village District Water Works
Trailer Parking	137 trailer spaces	Sewer	Municipal
Truck Court Depth	60' concrete apron		



Floor Plan



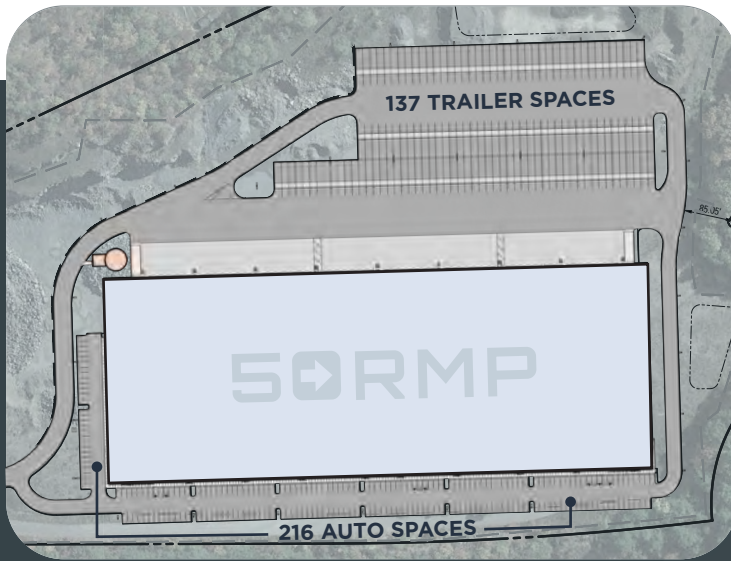
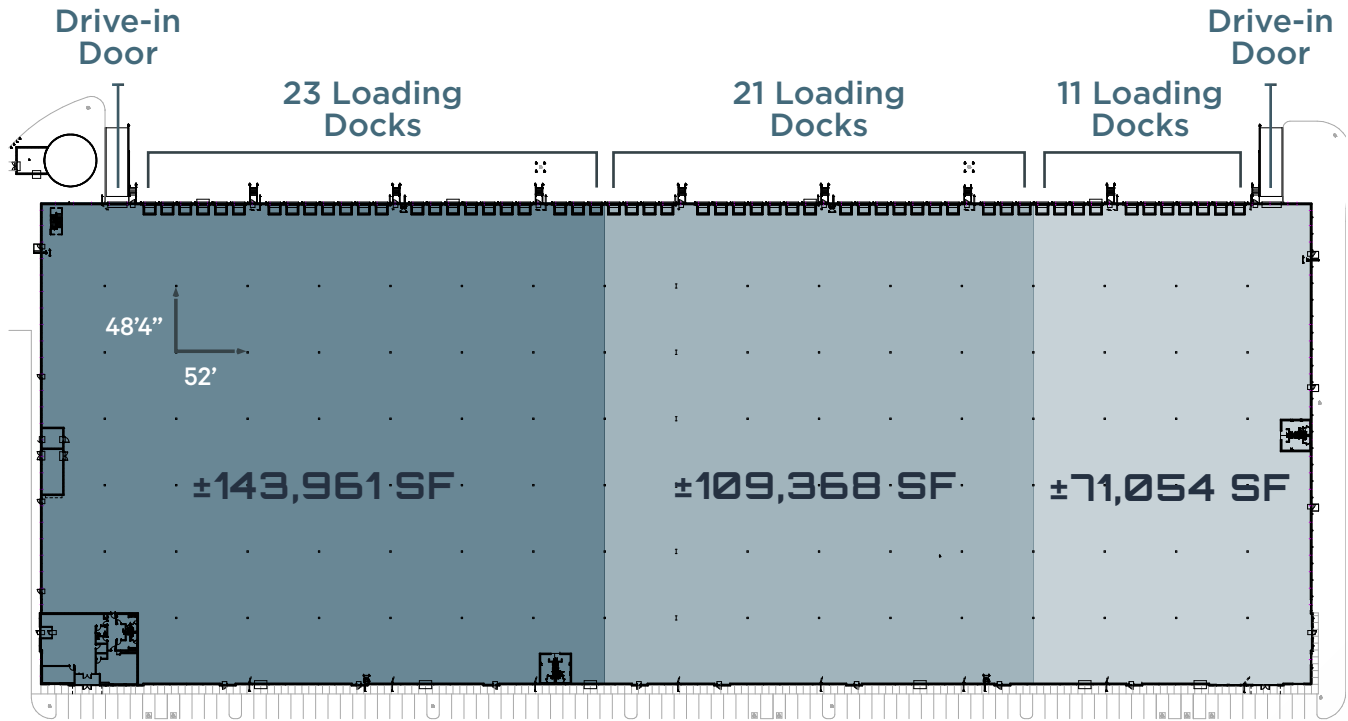
WAREHOUSE:

±320,951 SF

OFFICE:

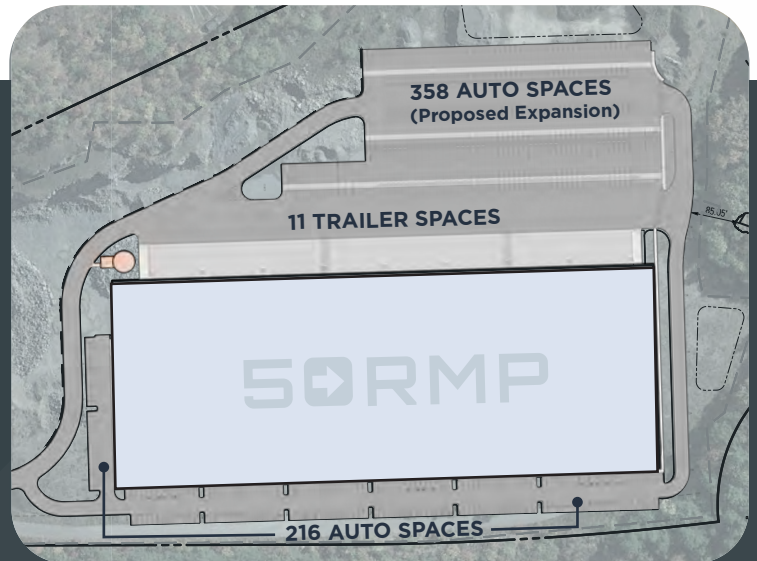
±3,444 SF

Subdivision Plan



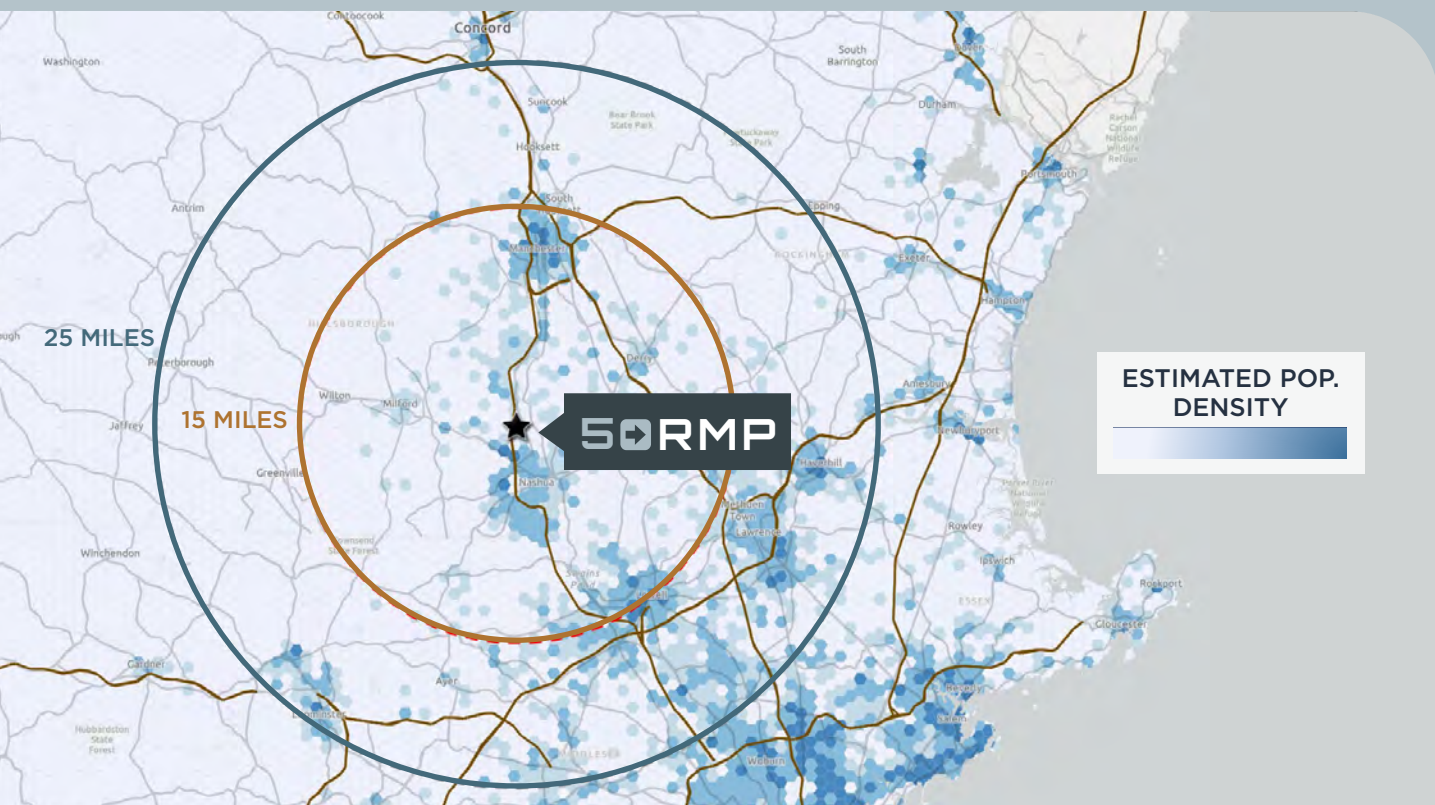
Existing Parking Plan

216 AUTO SPACES
137 TRAILER SPACES



Proposed Auto Parking Expansion

574 AUTO SPACES
11 TRAILER SPACES



Labor Study

50 Robert Milligan Parkway in Merrimack, NH is uniquely located to attract a variety of talent from cities in NH and MA. The strategic position of the facility off Route 3 provides access to a highly concentrated workforce in both technical and production occupations, making 50 RPM well- suited to attract advanced manufacturing talent.

**Technical occupations include Computer, Math, Engineering, etc. Manufacturing industry includes NAICS Codes 31-33. Source: ESRI.*

Key Stats:

Manufacturing

15 Miles

639K
population within 15 Miles

52%
of the adult population
has earned an Associate's
Degree or Higher

116%
of employed population work
in technical occupations*
(vs. Boston MSA)

165%
of employed population work in
the manufacturing industry*
(vs. Boston MSA)

25 Miles

1.49M
population within 25 Miles

51%
of the adult population
has earned an Associate's
Degree or higher

107%
of employed population work
in technical occupations*
(vs. Boston MSA)

161%
of employed population work
in the manufacturing industry*
(vs. Boston MSA)

Warehouse

15 Miles

639K
population within 15 Miles

52%
of the adult population
has earned an Associate's
Degree or Higher

121%
of employed population work
in transportation and material
moving (vs. Boston MSA)

121%
of employed population work in
the warehousing industry*
(vs. Boston MSA)

25 Miles

1.49M
population within 25 Miles

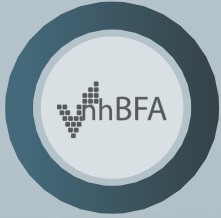
51%
of the adult population
has earned an Associate's
Degree or higher

128%
of employed population work
in transportation and material
moving (vs. Boston MSA)

115%
of employed population work
in the warehousing industry*
(vs. Boston MSA)

WHY NEW HAMPSHIRE?

PRO-BUSINESS



Preferred Financing
through **NHBFA**
nhbfa.com



Economic
Revitalization Zone
Tax Credits



State Talent
Attraction Services



State Job
Training Grants



No Personal
Income Tax



Low Business
Taxes



No Sales Tax



No Use Tax

NEW HAMPSHIRE RANKINGS

#1

**BEST STATE
FOR TAXPAYER ROI**
(WalletHub, 2023
(FL#2, CA #50))

#1

**ECONOMIC
OPPORTUNITY**
(U.S. News & World
Report, 2023 (CA #50))

#2

**LIFE SCIENCE/MEDICAL
DEVICE EMPLOYMENT
BY REGION**
(Lightcast, 2023)

#5

**BEST STATE
FOR JOB SEEKERS**
(DailyMail/US
Chamber, 2023)



Drive Times

Route 3	1.0 mile
Route 101A	4.8 miles
Interstate 93	16.3 miles
Interstate 495	21.9 miles

Manchester Airport	11.6 miles
Manchester, NH	16.3 miles
Boston, MA	48.9 miles

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[VIEW THE VIDEO](#)

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