



MERRIMACK, NH

## BRAND NEW SPEC CONSTRUCTION FULLY DELIVERED

EXCELLENT HIGHWAY FRONTAGE ALONG EVERETT TURNKPIKE



**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

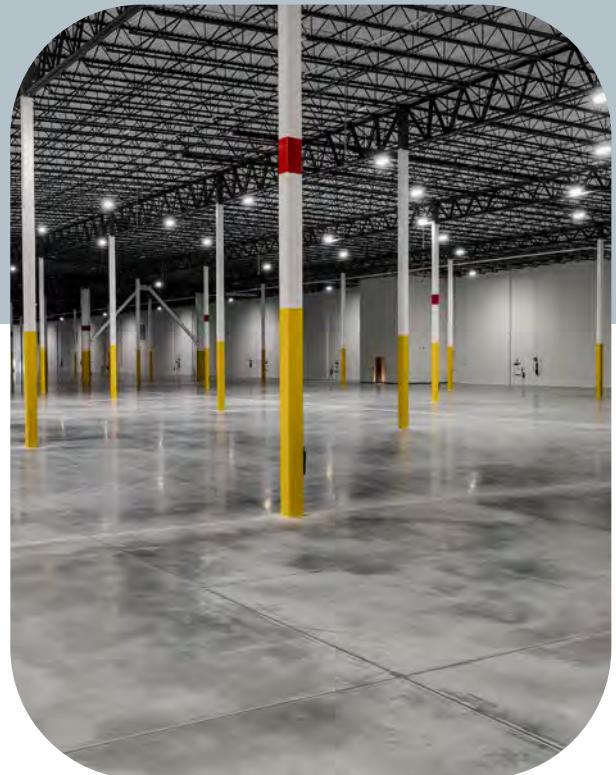


Diamond Realty  
INVESTMENTS, Inc.

**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  
FULLY DELIVERED**



**EXCELLENT HIGHWAY  
FRONTAGE ALONG  
EVERETT TURNPIKE**



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



## Site Plan



## Building Specifications

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

# Floor Plan



Drive-in  
Door

Drive-in  
Door

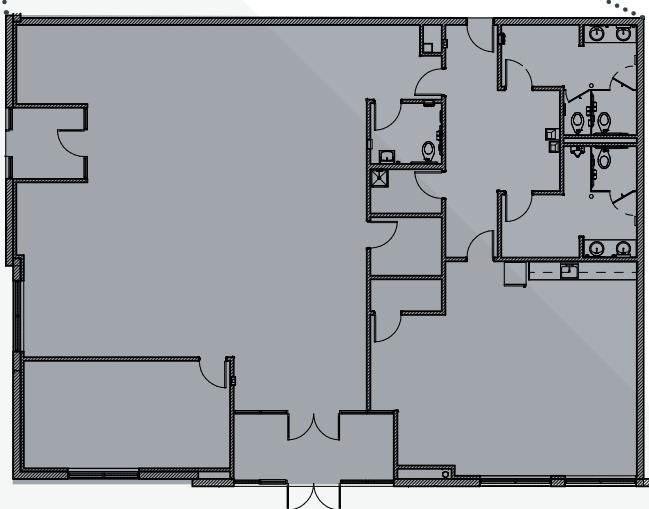
53 Loading Docks

60'  
52'

48'4"  
52'

**±324,395 SF**

350'



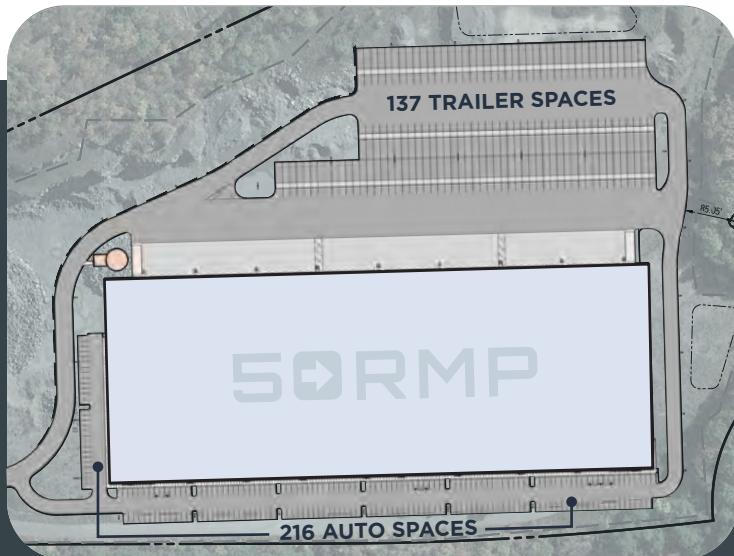
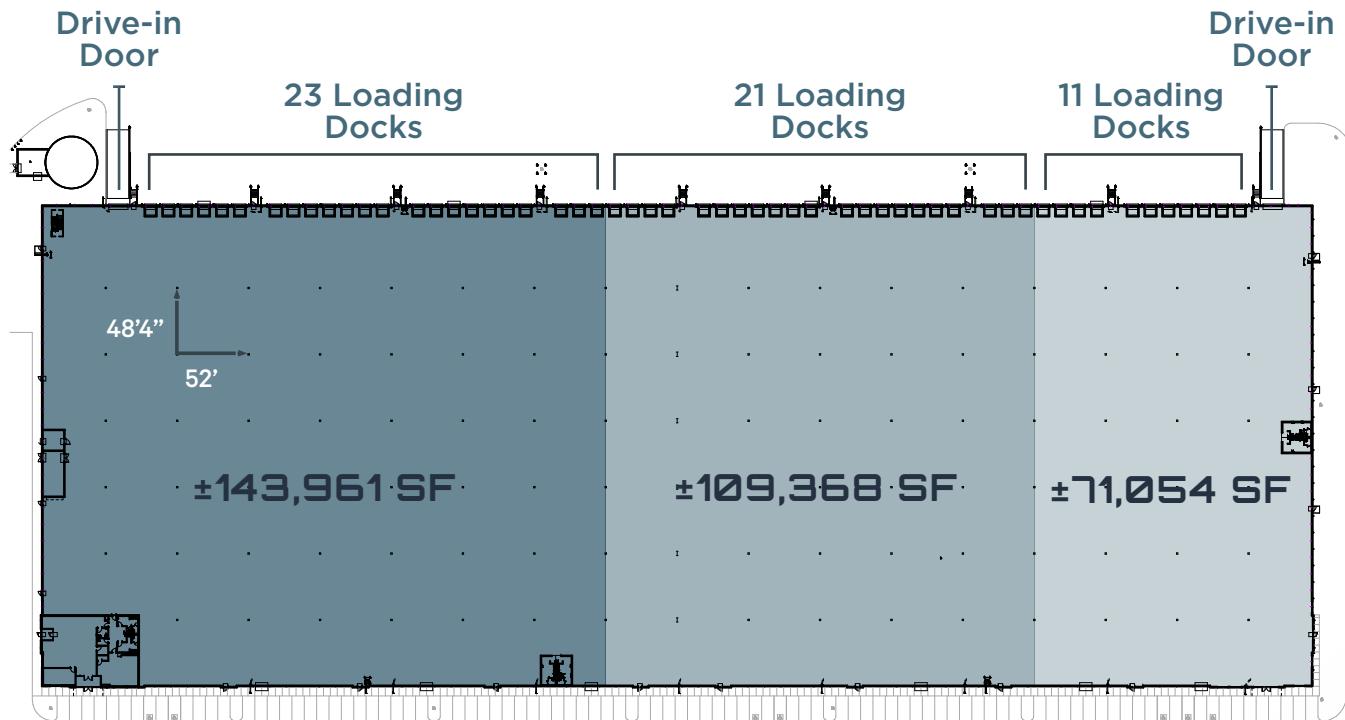
**WAREHOUSE:**

±320,951 SF

**OFFICE:**

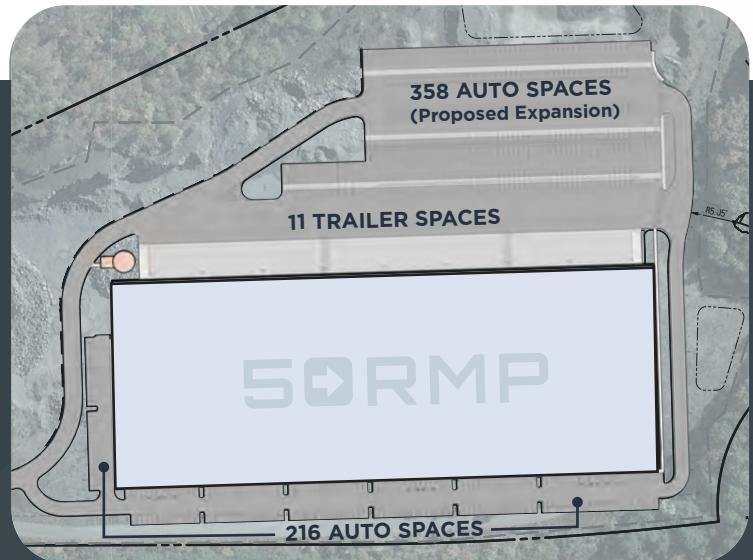
±3,444 SF

# Subdivision Plan



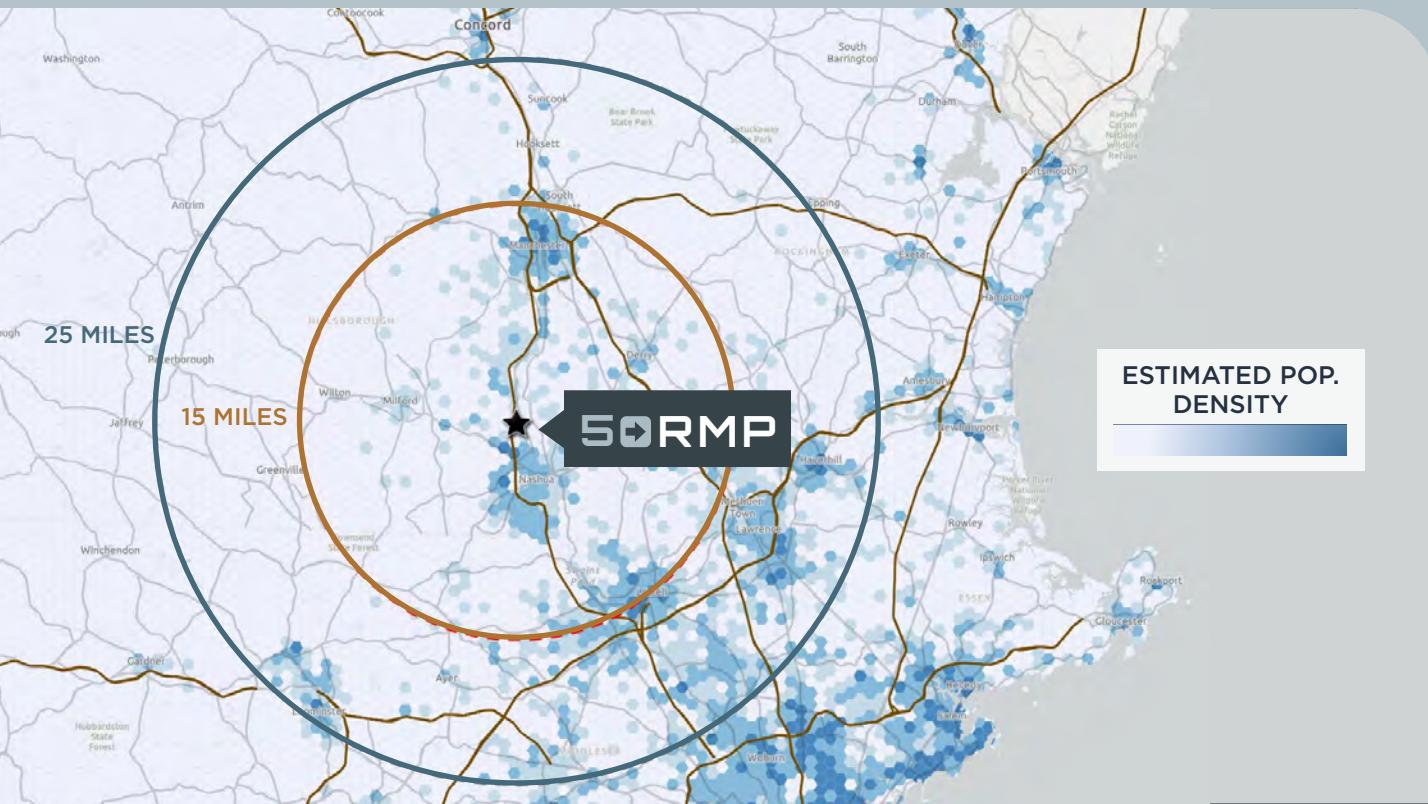
Existing Parking Plan

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

#### Warehouse

##### 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)

##### 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?

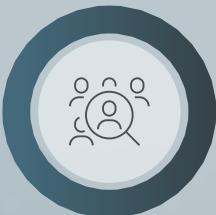
## PRO-BUSINESS



Preferred Financing  
through **NHBFA**  
[nhbfa.com](http://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

## Contact Us

[VIEW THE VIDEO](#)

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