

Build-to-Suit

2.5 ± Acres

Daniel Webster Highway (Route 3)

Merrimack, NH



2.5 ACRE BUILD-TO-SUIT LAND SITE

This commercial site, the final phase of a mixed PUD development including 107 existing residential units and 18,000 SF of existing office, fronts on Daniel Webster Highway (Route 3) and is suitable for retail, restaurant or office use.

Conceptual plans reflect a couple of different scenarios:

- Up to 9,000 SF freestanding restaurant/retail building
- Two office buildings of 18,000 SF and 5,000 SF

Other uses or sizes of retail and/or office for this site will be considered subject to planning board approval.

Parcel:	Map 7E, Lot 46-54
Total Acres:	2.5 Acres
Frontage:	260 ± feet (Daniel Webster Hwy)
Zone:	Mixed zone as part of a PUD for commercial uses including: <ul style="list-style-type: none">• Retail• Office• Professional Services
Water/Sewer:	Available on street (municipal)
Utilities:	Natural Gas access on-site
Lease Rate:	TBD

The information herein has been obtained from sources believed reliable. It is designed to assist a potential buyer in determining whether to proceed with an in-depth investigation of the subject property. While Vear Commercial Properties, Inc. does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Your minimum due diligence should include verifying that your intended use conforms with the current municipal zoning ordinances; that the available utilities and building services are adequate; that the size and boundaries of the property are accurate; that the property assessment and taxes are accurate; and that the environmental, structural and mechanical conditions of the property are satisfactory.

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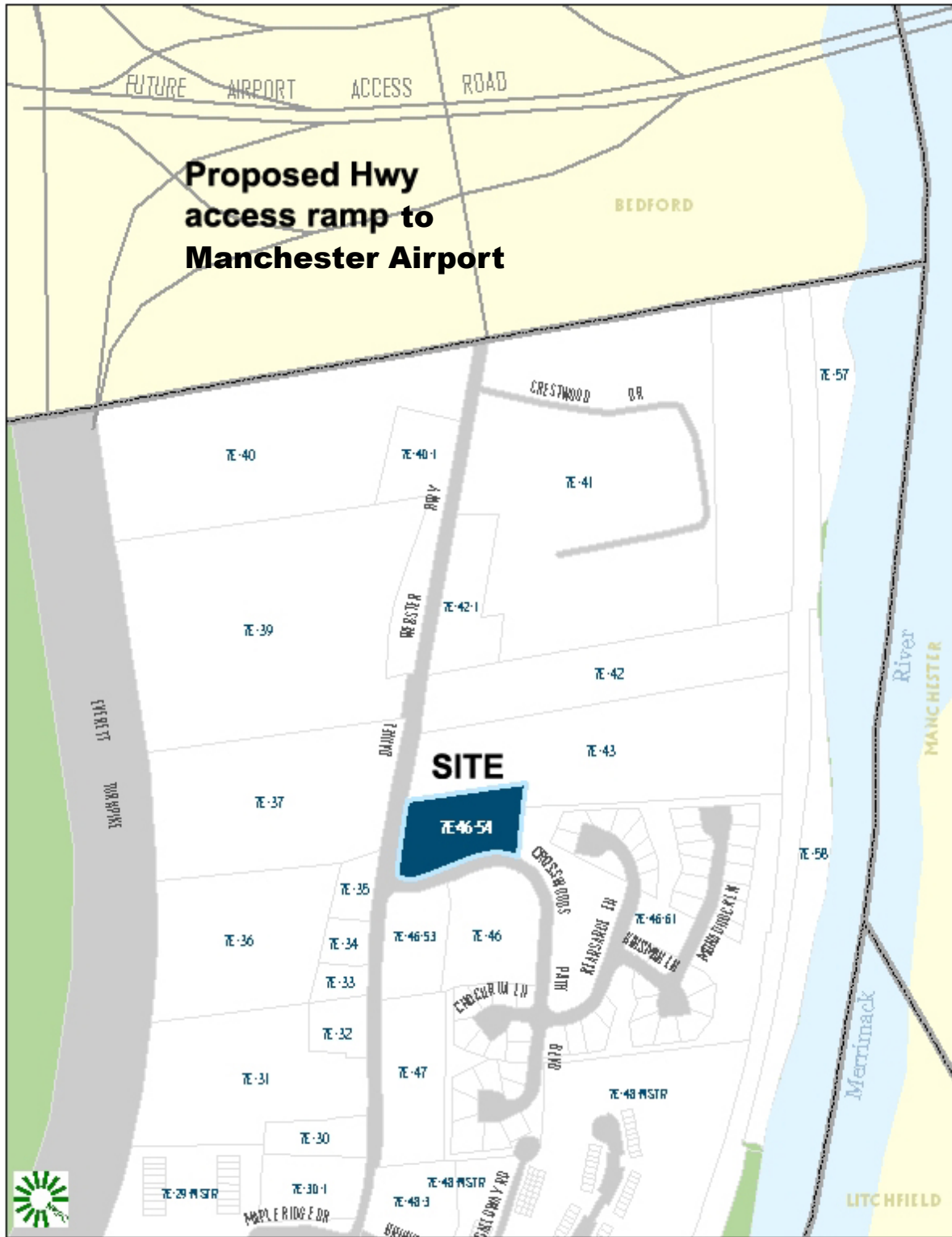
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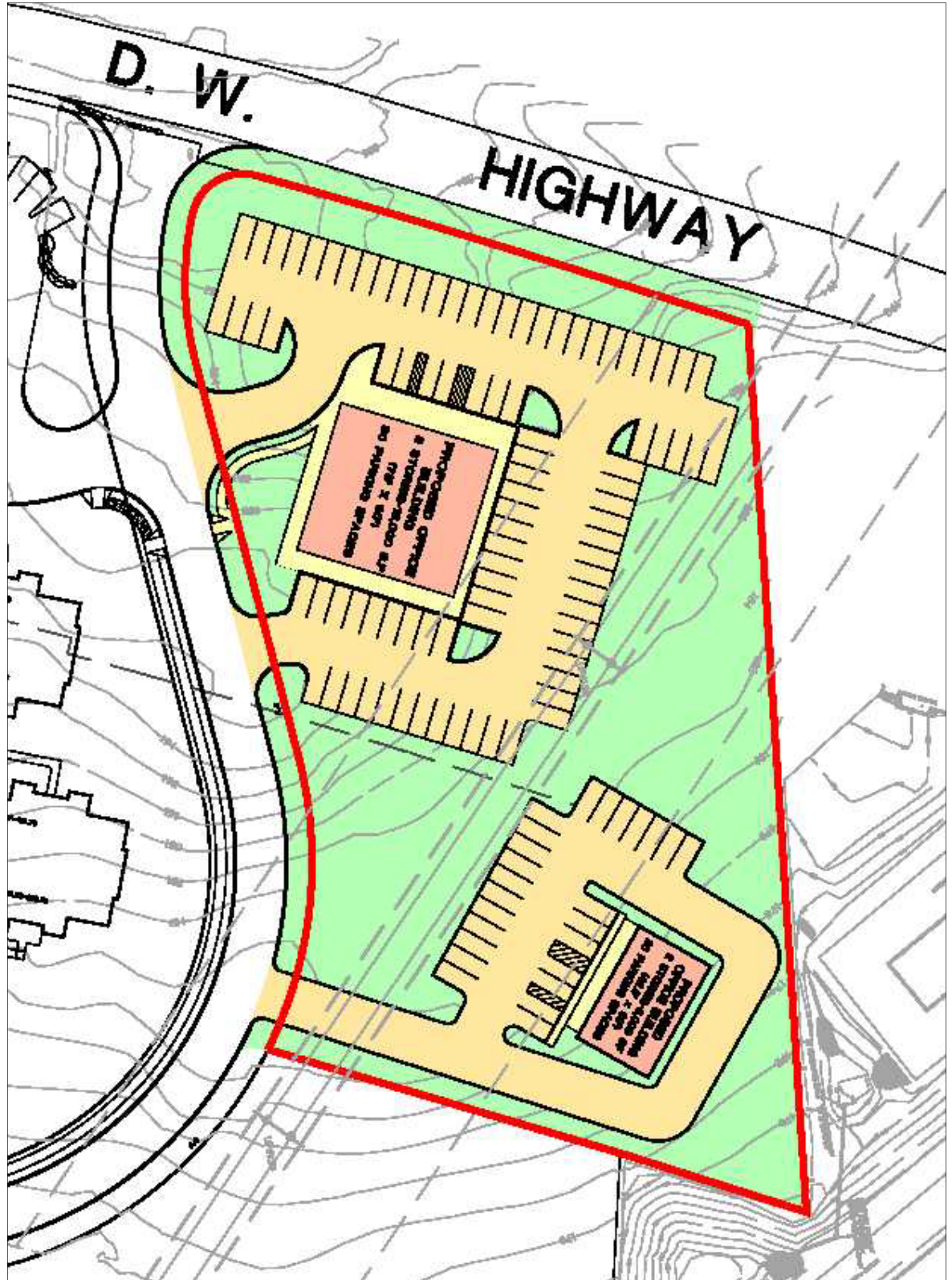
Conceptual Plan I: Office Building(s)

Front Pad Site:

Proposed Office Building
3 Stories
18,000 ± SF
(75' x 80')
Parking Spaces: 90

Rear Pad Site:

Proposed Office Building
2 Stories
5,000 ± SF
(42.5' x 60')
Parking Spaces: 25



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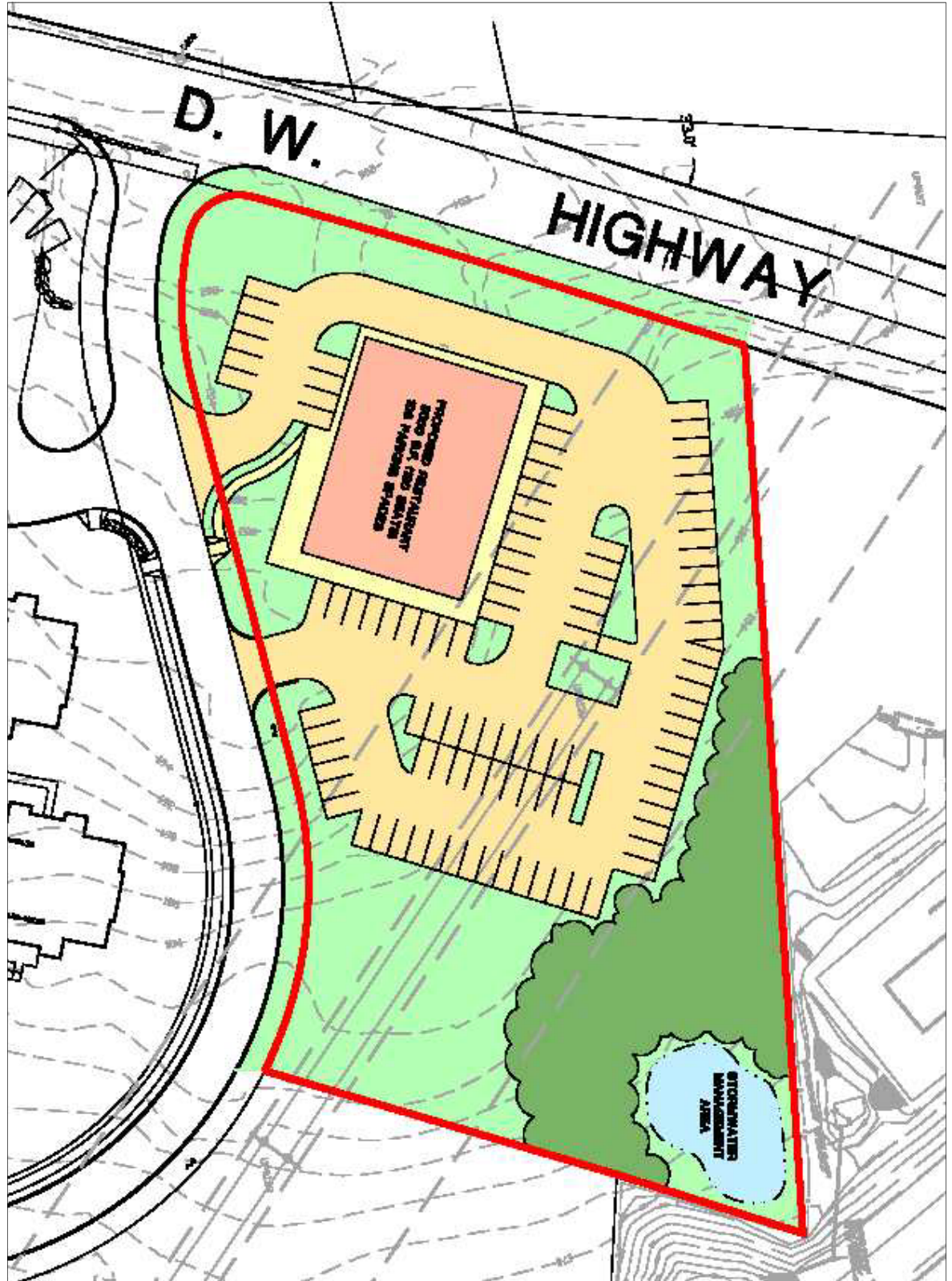
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Conceptual Plan II: Restaurant

Proposed Restaurant
4,500 - 9,000 ± SF

Parking Spaces shown:
103



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