FOR LEASE > OFFICE SPACE

## Identity R&D/Office Building

316 DANIEL WEBSTER HIGHWAY, MERRIMACK, NH 03054





Riley Enterprises has recently purchased and is proud to offer this free standing identity building located at 316 Daniel Webster Highway. Build your brand and create a presence.

## Snapshot > Office Space

Building Type R&D/Office

Year Built 1984

Total Building SF 56,712±

Available SF  $5,000 \pm \text{ to } 17,809 \pm$ 

Zoning General Commercial

Utilities Municipal water & sewer

Natural gas

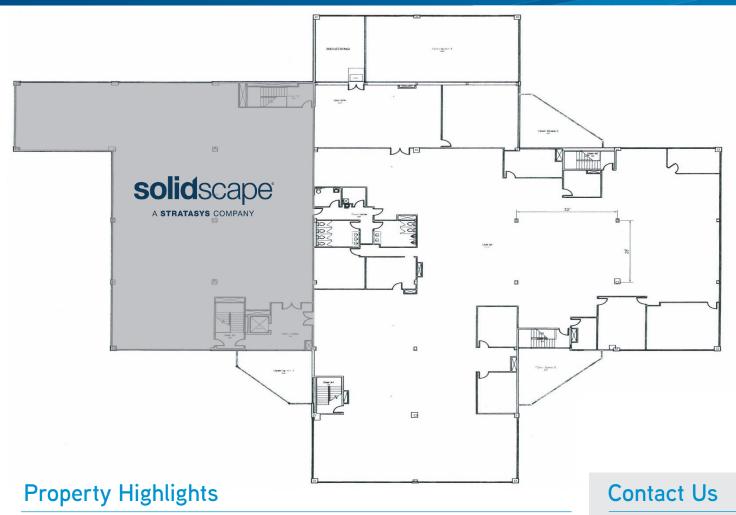
Lease Rate \$10.00 modified gross

\*1 yr free base rent with 5 yrs of paid rent

One or more of the principal(s) in the ownership entity holds a NH Real Estate License.



## 316 Daniel Webster Highway, Merrimack, NH | 2nd Floor Plan



- > Perfect for office, research labs, prototype designers, and light assembly operations; owners will consider a variety of commercial uses
- > The available space is on the second floor and is serviced by a passenger elevator; there is shared access to a drive-in door and a service elevator
- > New ownership is offering an aggressive lease rate to attract new tenants; perfect opportunity to save thousands compared to the Bedford/Nashua markets and be right off the highway
- > Located directly off Exit 11, Route 3/Everett Turnpike, which provides easy access to Manchester and Nashua, as well as only 8 miles to the Manchester-Boston Regional Airport via Raymond Wieczorek Drive
- > Close proximity to restaurants, banks, medical, child care, and many other amenities such as the Merrimack Premium Outlets, The Common Man, and Dunkin' Donuts
- > Join current long-term tenant, an international 3D printing company, solidscape
- > Area neighbors include Fidelity Investments, GT Advanced Technologies, Elbit Systems, BAESystems, and Anheuser-Busch, LLC

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