

FOR LEASE > OFFICE SPACE

Identity R&D/Office Building

316 DANIEL WEBSTER HIGHWAY, MERRIMACK, NH 03054



1 YEAR FREE RENT*



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± to 17,809±
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.



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



Property Highlights

- › 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, **solid scape**
- › Area neighbors include Fidelity Investments, GT Advanced Technologies, Elbit Systems, BAESystems, and Anheuser-Busch, LLC

Contact Us

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