



221 DANIEL WEBSTER HIGHWAY | MERRIMACK, NH

EXECUTIVE SUMMARY

THE PROPERTY

Cushman & Wakefield's National Industrial Advisory Group is pleased to offer the opportunity to acquire 221 Daniel Webster Highway in Merrimack, New Hampshire. The facility is a one-of-a-kind industrial property defined by extraordinary scale, irreplaceable infrastructure, and long-term development potential rarely found in the New England market.

221 Daniel Webster Highway is situated on nearly 300 acres, positioning it among the largest contiguous industrial landholdings in New England. The Property benefits from immediate access to Route 3 and close proximity to Manchester-Boston Regional Airport, providing efficient regional and national connectivity. In a region where large-scale, zoned industrial sites have become increasingly scarce, the size of this site alone represents a generational opportunity. The land base supports in excess of 2.0 million square feet of future industrial development, offering unmatched flexibility for expansion, redevelopment, or phased campus-style growth under future ownership.

A defining attribute of the Property is its direct rail service via CSX, a feature that is exceptionally difficult to replicate today and increasingly sought after by industrial users with bulk or high-volume freight requirements. Rail access materially differentiates the Property from competing assets and enhances its appeal to beverage producers, manufacturers, and logistics users seeking efficient, cost-effective transportation solutions.

The existing 683,170-square-foot facility was purpose-built for large-scale beverage production and benefits from a level of industrial infrastructure that would be prohibitively expensive to recreate. The Property features substantial power capacity, significant water and wastewater capabilities, heavy utility systems, and extensive loading and parking infrastructure. This embedded functionality makes the facility well-suited for another beverage company or similarly intensive industrial user, while also providing a strong foundation for advanced manufacturing and processing operations.

With its combination of rare site scale, rail connectivity, robust legacy infrastructure, excellent highway and airport access, and extraordinary future development capacity, 221 Daniel Webster Highway stands apart as one of the most compelling industrial offerings in New England. The Property offers immediate utility, long-term optionality, and strategic relevance for owner-users, developers, and institutional investors seeking a truly irreplaceable industrial asset.



INVESTMENT HIGHLIGHTS

- 683,170 EXISTING SF
- 293.95 TOTAL ACREAGE
- 2M+ SF DEVELOPABLE
- ON-SITE POWER PLANT
- ROBUST WATER (2M GALLON/DAY CAPACITY)
- RAIL SERVED: [CSX]

PROPERTY OVERVIEW



PROPERTY DETAILS

Total SF:	683,170 SF (multiple buildings)
Acreage:	293.95
Age:	1969 - 2016
Rail:	CSX
Power:	Two feeds of 5MW each with on-site power plant
Water Capacity:	2.0 Million gallons per day (MGP)
Loading Docks:	48 loading docks
Parking:	1,000+ vehicle and trailer spaces
Fire Suppression:	Wet System fed by on site 1,000,000 gallon holding tank
Zoning:	I-1 (Industrial)
Utilities	
Electric:	Eversource
Water:	Pennichuck Water
Sewer:	Town (on-site pretreatment prior to release to municipal sewer)
Natural Gas:	Liberty Gas
Future Development Potential:	2,000,000+ SF

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