

NEW ENGLAND'S PREMIER INDUSTRIAL HUB



50 RMP

**ROBERT MILLIGAN PARKWAY
MERRIMACK, NH**

±216,869 RSF
Available Now

Expandable By
up to 90,000 SF

6,000 AMPS
Expandable

36' Clear
Height

55 Tailboard
Loading Docks

2 Drive-In
Doors

Trammell Crow Company

 **CUSHMAN &
WAKEFIELD**

Built for Flexibility

Powered for Growth

50 Robert Milligan Parkway offers a versatile industrial environment designed to support a range of users, from logistics and distribution to advanced manufacturing. With a flexible layout and scalable power capacity, the building can adapt to both high-volume operations and specialized manufacturing needs. The site is located just 11 minutes from the Manchester-Boston Regional Airport, less than an hour from Downtown Boston, and within easy reach of major New England markets, delivering the infrastructure and accessibility necessary for efficient operations and long-term growth.

BUILDING SPECIFICATIONS

TOTAL BUILDING SIZE	±324,395 SF Warehouse: ±320,951 SF Office: ±3,444 SF Expandable by up to 90,000 SF
AVAILABLE SF	±216,869 SF Warehouse is ±213,245 SF Office ±3,444 SF
SITE AREA	±43 acres
CLEAR HEIGHT	36'
COLUMN SPACING	52' x 48'4" (typical bays) 52' x 60' (speed bay)
LOADING	55 tailboard loading docks 2 drive-in doors
BUILDING DIMENSIONS	350' x 925'
AUTO PARKING	216 auto spaces with the potential to expand
TRAILER PARKING	137 trailer spaces
TRUCK COURT DEPTH	130' with 60' concrete apron
FLOOR	7" slab
ELECTRICAL	6,000 AMPS, 277/480 volt, 3 phase, 4 wire Expandable
FIRE PROTECTION	ESFR sprinklers
LIGHTING	Motion Sensor LED
UTILITIES	Gas: Liberty Utilities Electricity: Eversource Water: Merrimack Village District Water Works Sewer: Municipal





OPPORTUNITY HIGHLIGHTS



±324,395 SF Brand-New
Class A Facility



6,000 AMPS Power
Expandable



36' Clear Height



Excellent Highway Frontage
on F.E. Everett Turnpike



Flexible Layout for
Logistics & Manufacturing



Easy Access to New England's
Major Markets

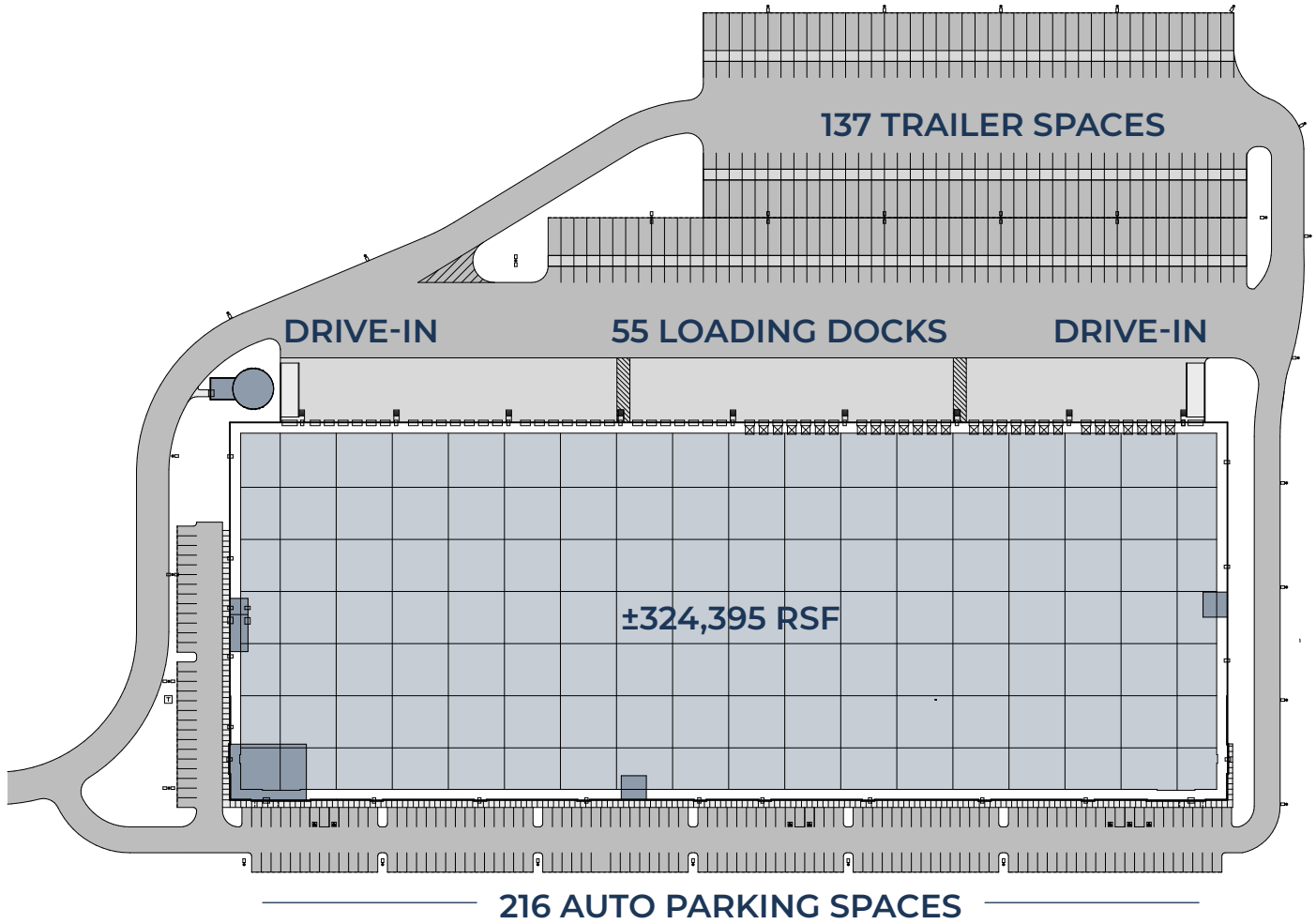


Located in Merrimack
Technology Park

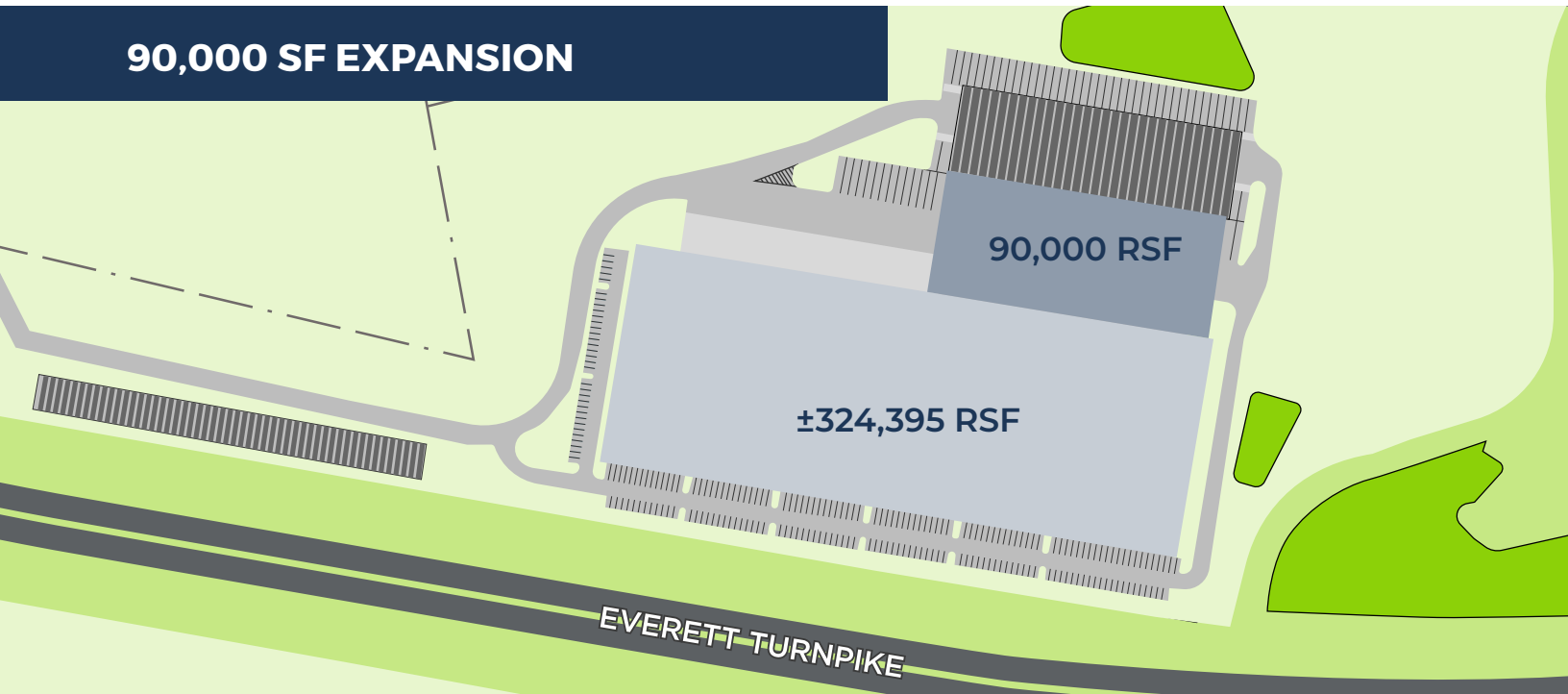


New Hampshire Pro-Business
Environment

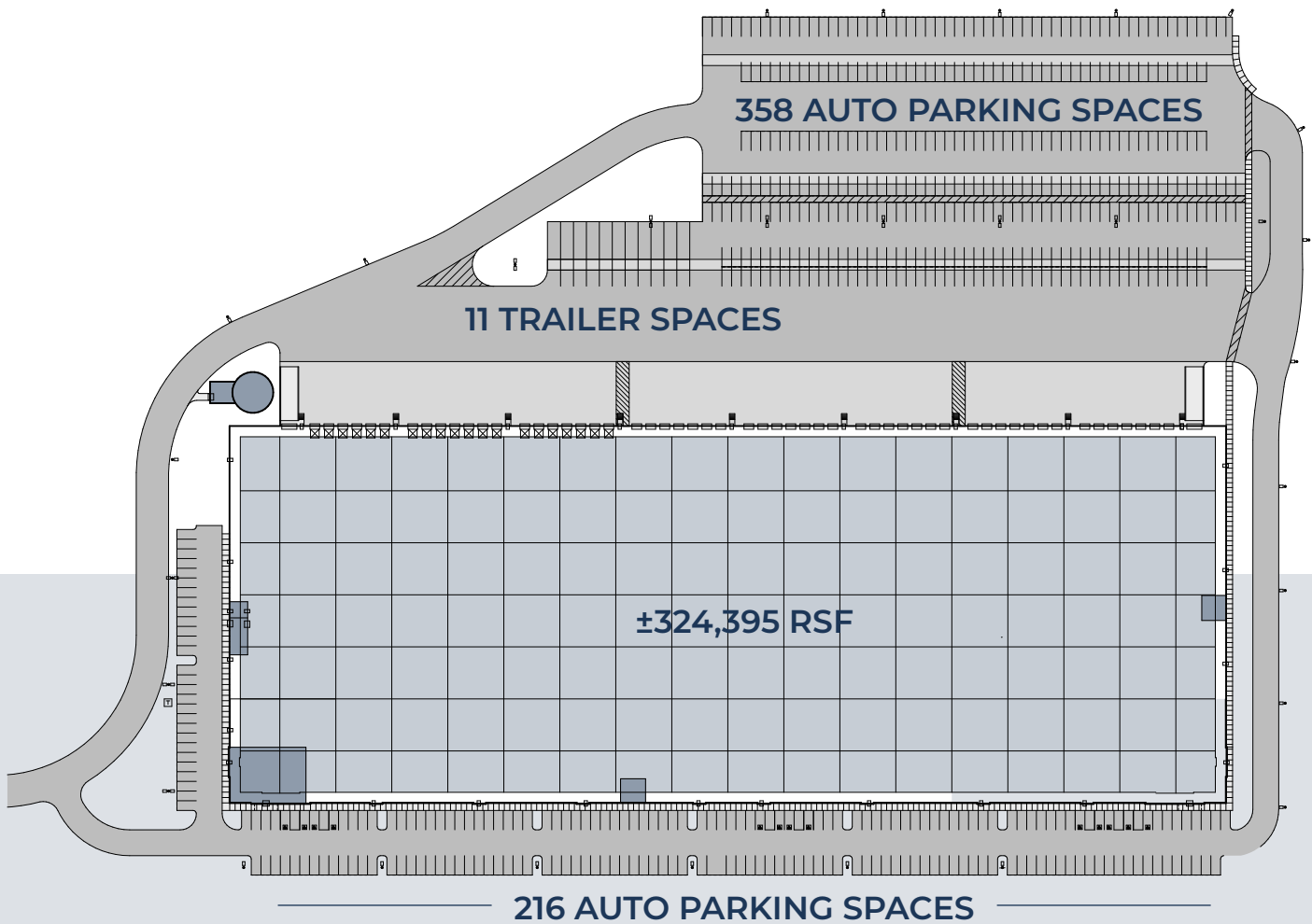
Site Plans



90,000 SF EXPANSION

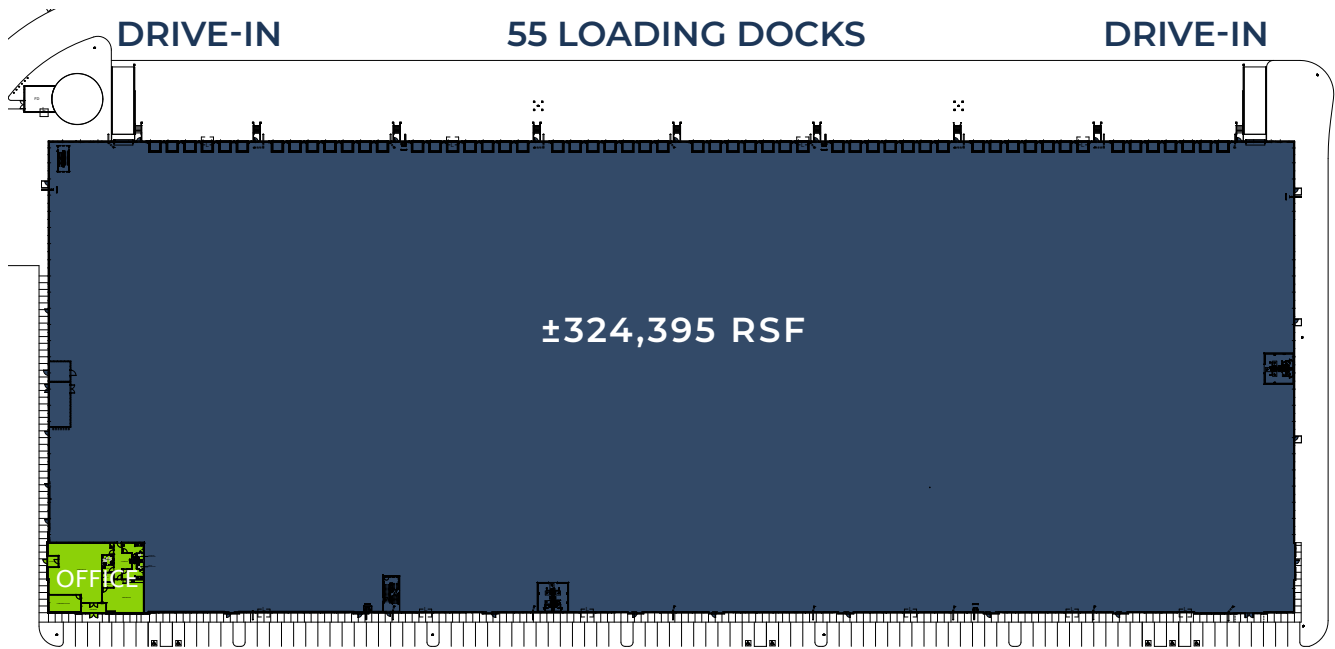


PROPOSED AUTO PARKING EXPANSION

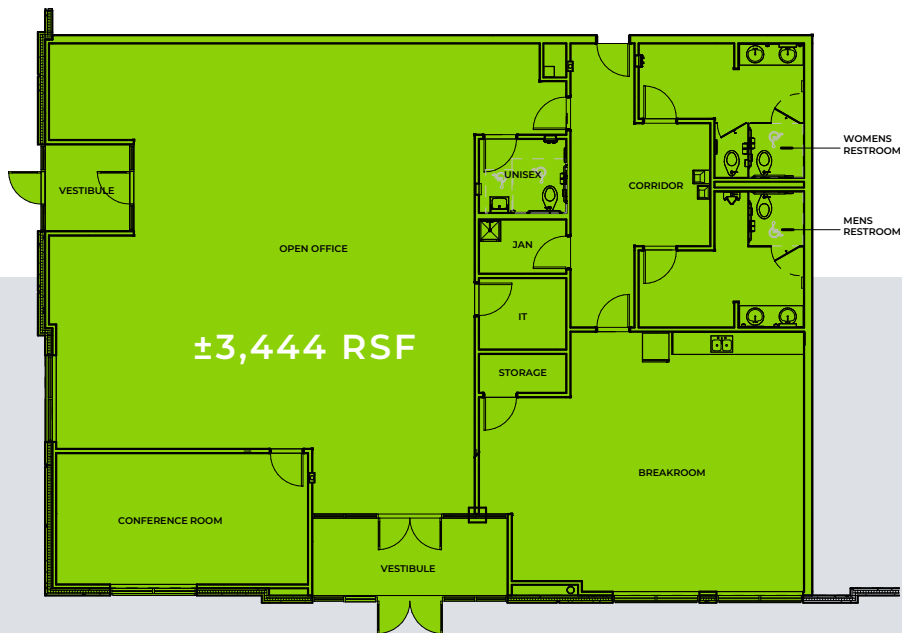


Adaptable Space Layouts

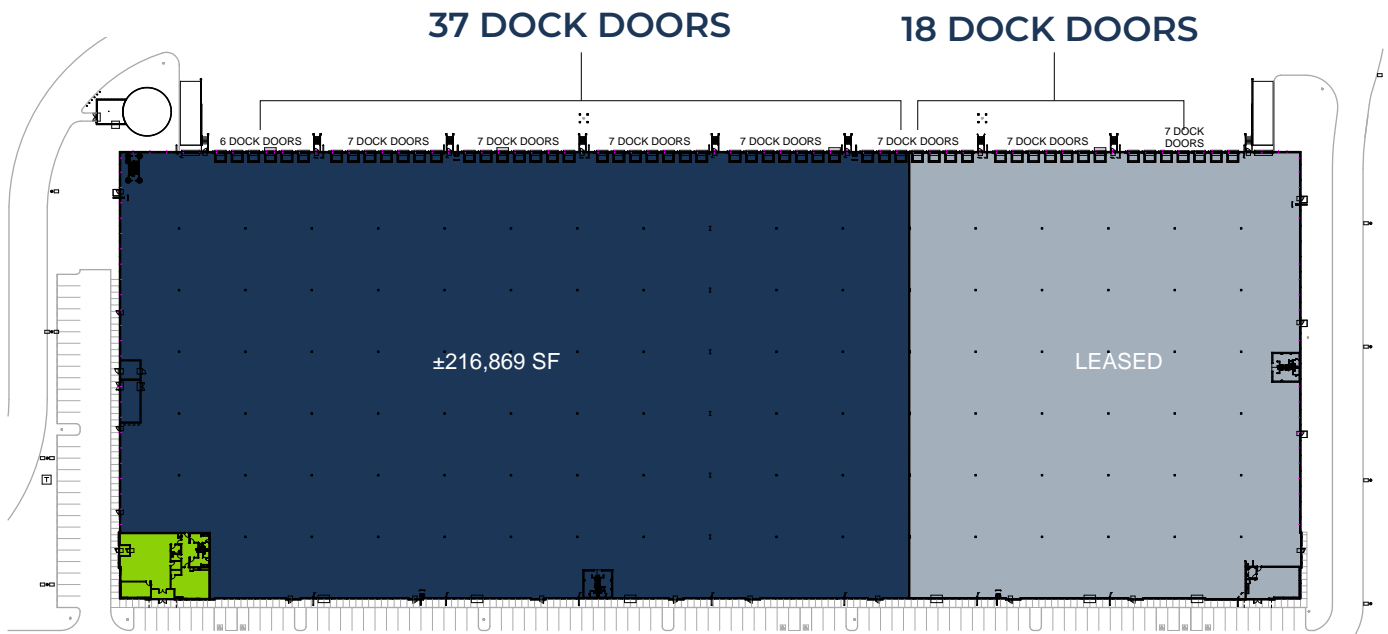
WAREHOUSE



OFFICE














Available Space








Access & Amenities

Strategically positioned in Merrimack Technology Park, 50 Robert Milligan Parkway offers direct access to the F.E. Everett Turnpike and proximity to the Massachusetts border. The area features a robust corporate ecosystem and ample nearby amenities including dining, retail, and fitness services.

- Restaurants      

- Retail       

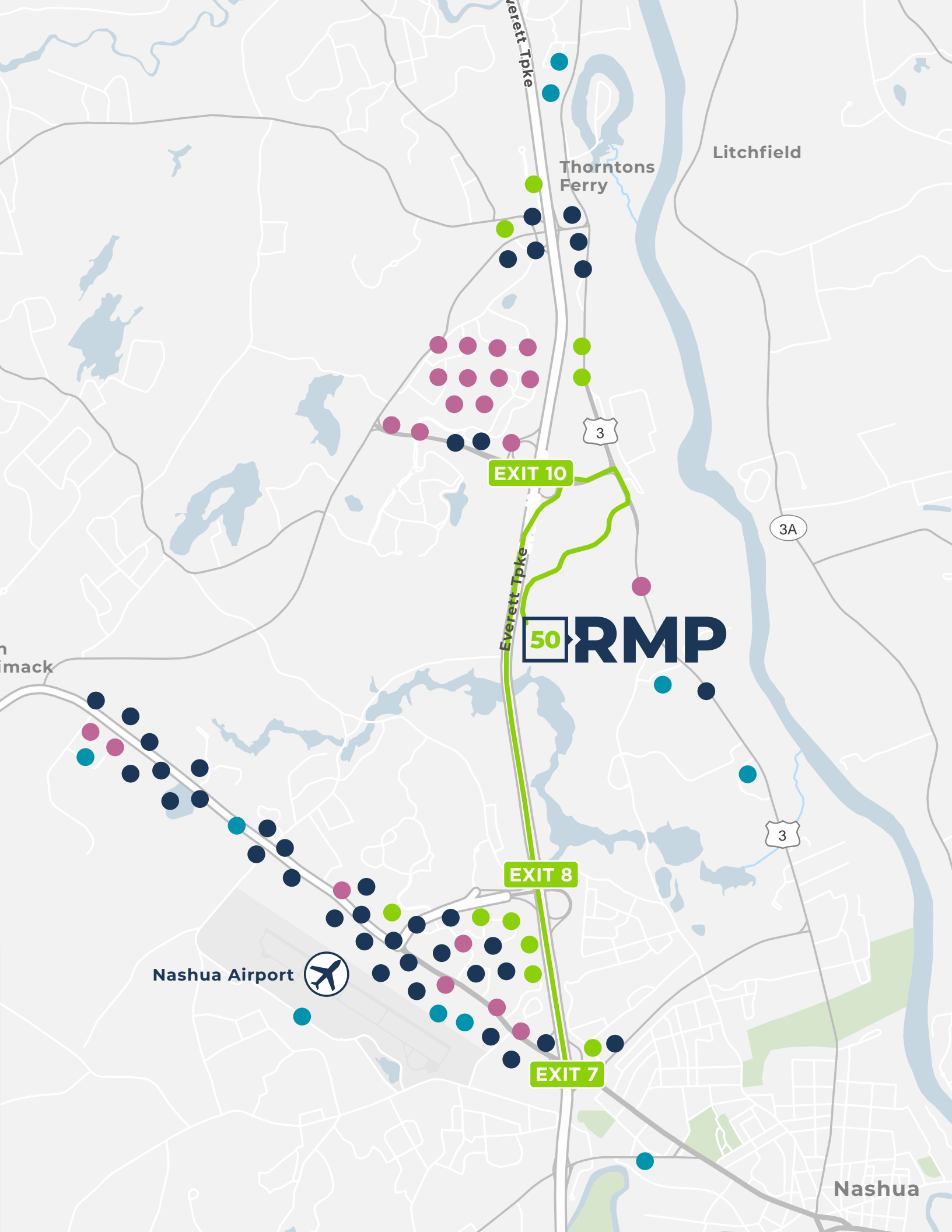
- Fitness    

- Hotels   



South
Merri

01A



50 RMP

EXIT 10

EXIT 8

EXIT 7

Nashua Airport



Thorntons Ferry

Litchfield

Nashua

Everett Tpk

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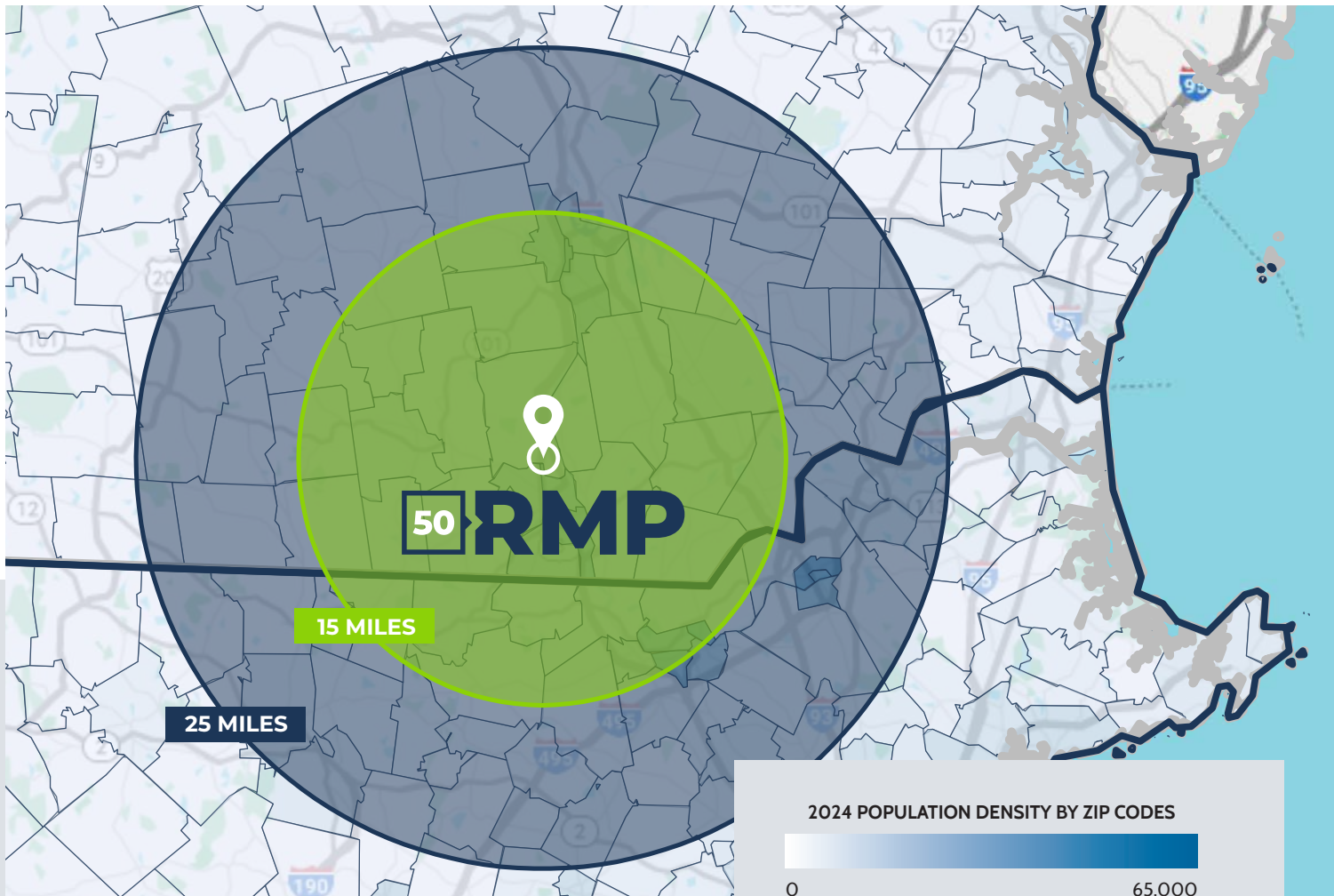
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Robust Labor Demographics

WAREHOUSE & MANUFACTURING

	15-Mile Radius	25-Mile Radius
Total Population 16+	528,000	1,230,000
Total Employed 16+	352,000	807,000
Warehouse & Manufacturing Employment	68,000	152,148
Warehouse & Manufacturing %	19%	19%
Associate degree or higher	52%	51%



► The New Hampshire Advantage



No Sales, Income,
Use, or Estate Tax



Low Business
Taxes



Economic
Revitalization
Zone Tax Credits



Highly Educated
Workforce

#1

State for Economic
Opportunity
(U.S. News & World
Report, 2024)

#1

Domestic Airport
(Travel + Leisure, 2023)

#1

Best State to Relocate
(Kiplinger)

#3

Best State for Jobs
(WalletHub, 2023)

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Trammell Crow Company



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