

FOR
SALE OR
LEASE

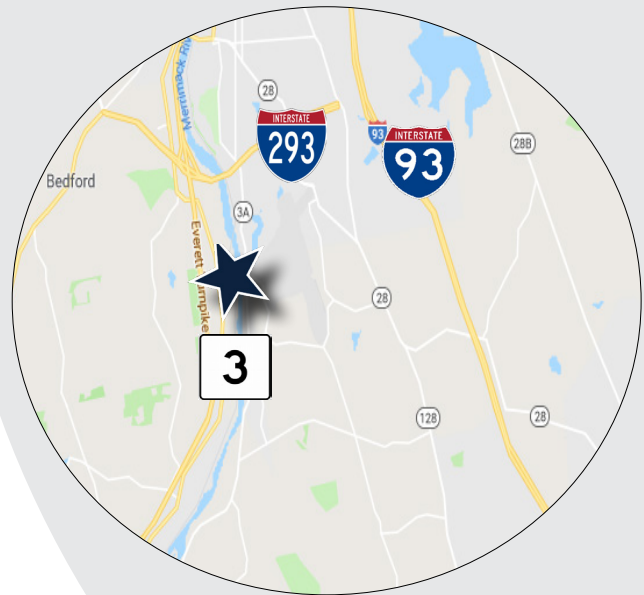
10 IRON HORSE DRIVE BEDFORD, NH



157,336 S.F. INDUSTRIAL BUILDING FOR SALE OR LEASE

» As the Exclusive Agent, The Stubblebine Company is pleased to offer 10 Iron Horse Drive, Bedford, NH for sale or lease:

- First class industrial building on 9.76 acres
- 18' to 28' ceiling height
- Heavy power
- Corporate campus setting
- Strategically located just off Route 3



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL



PROPERTY SPECIFICATIONS

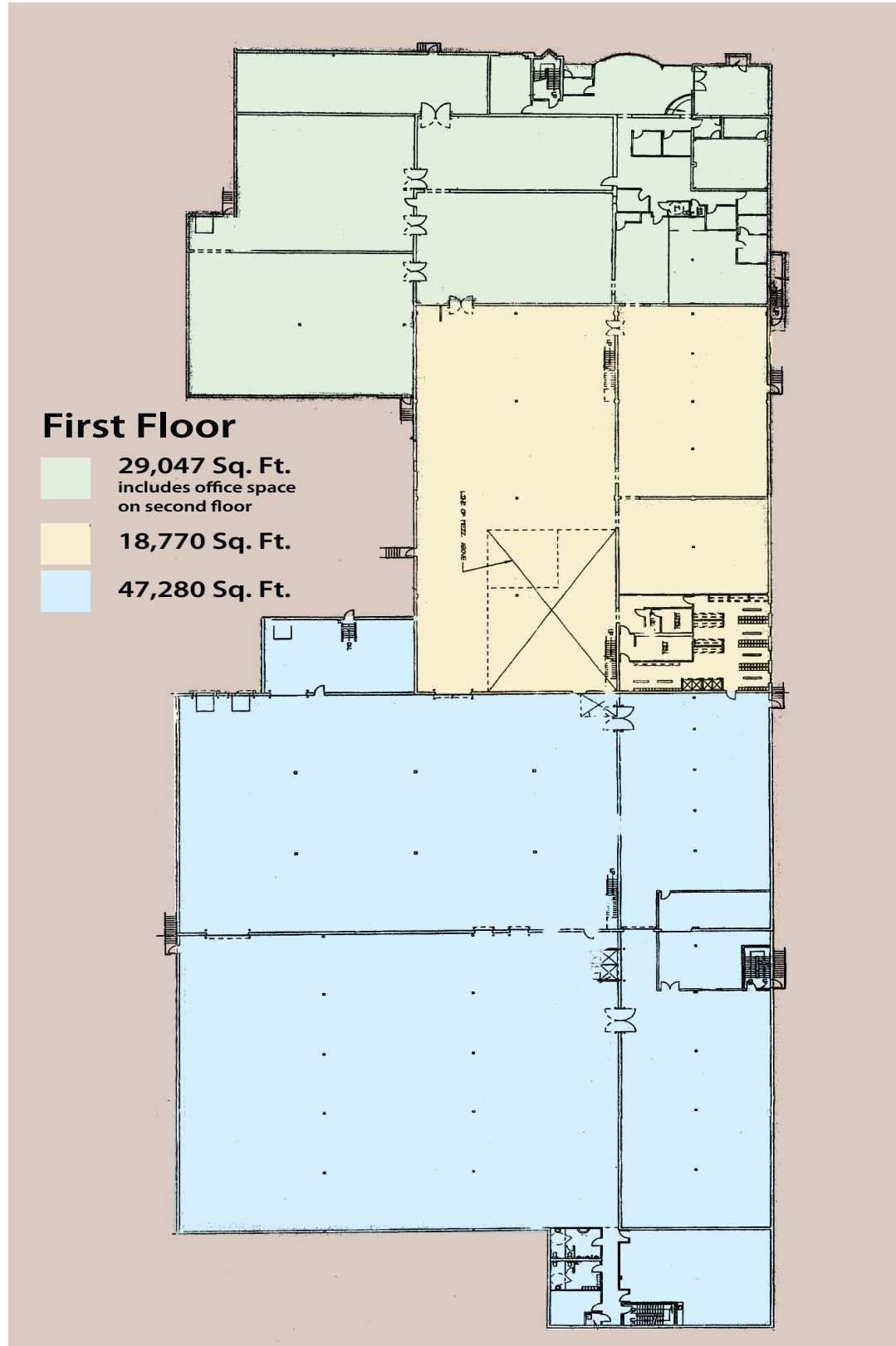
TOTAL SIZE	157,336 SF
LAND AREA	9.76 Acres
YEAR BUILT	1986
CEILING HEIGHT	18' - 28'
HVAC	Gas fired HVAC
PARKING	206 spaces
ZONING	PZ: Performance Zone
UTILITIES	Municipal water and sewer
SPRINKLER	Wet System
ROOF	Rubber-stone ballast
ELEVATORS	2 Freight
TAXES	\$0.44/SF (FY 2018)
POWER	3 services: all 480v, 3 phase: 800 amp, 1,600 amp and 2,000 amp
LOADING	Eight (8) dock high doors and three (3) ground level doors Docks: 18 extension and two (2) drive-in doors 8' x 10'
LEASE RATE	Market
SALE PRICE	\$5,900,000



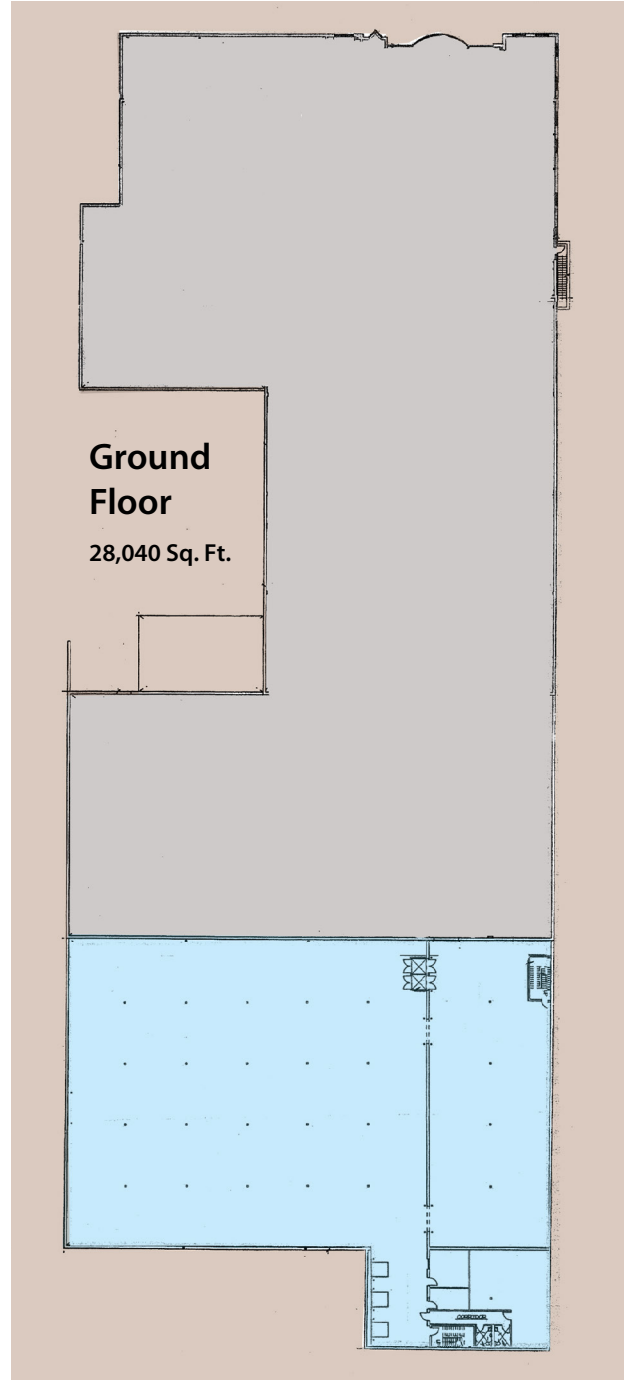
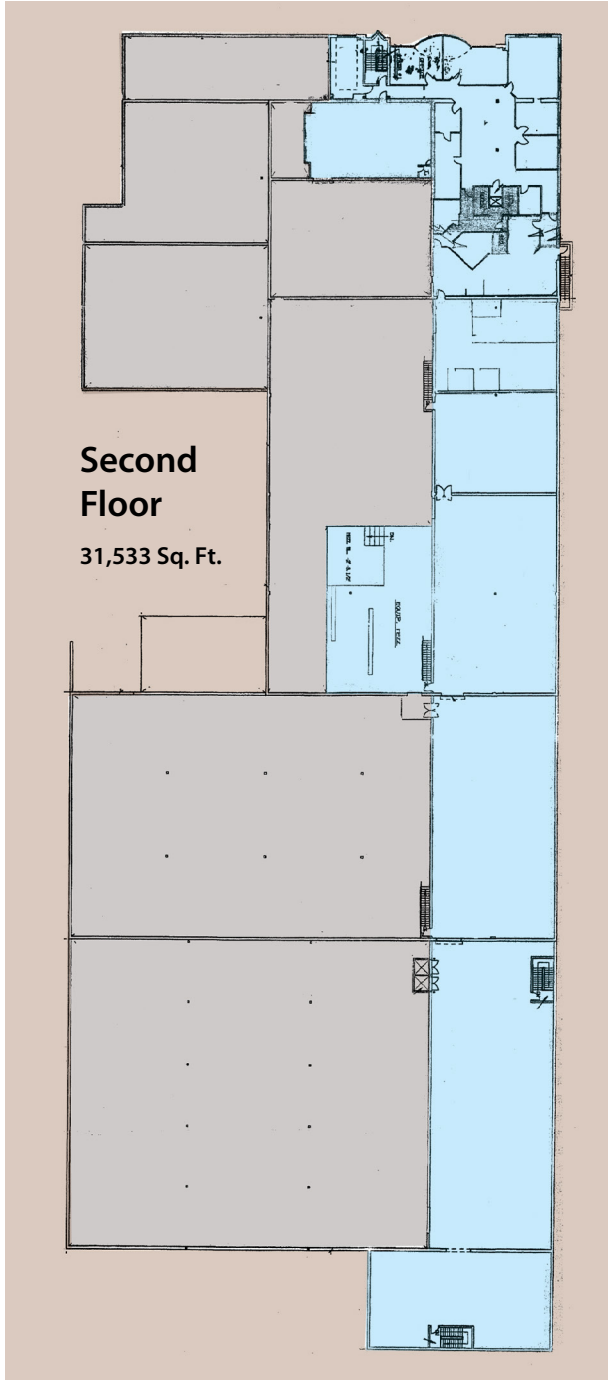
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FLOOR PLAN



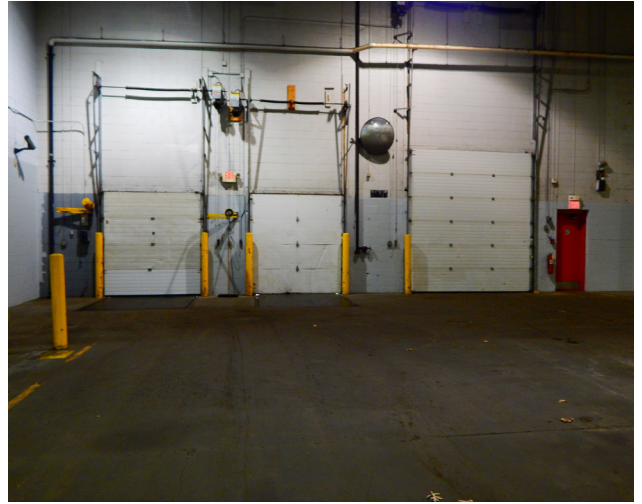
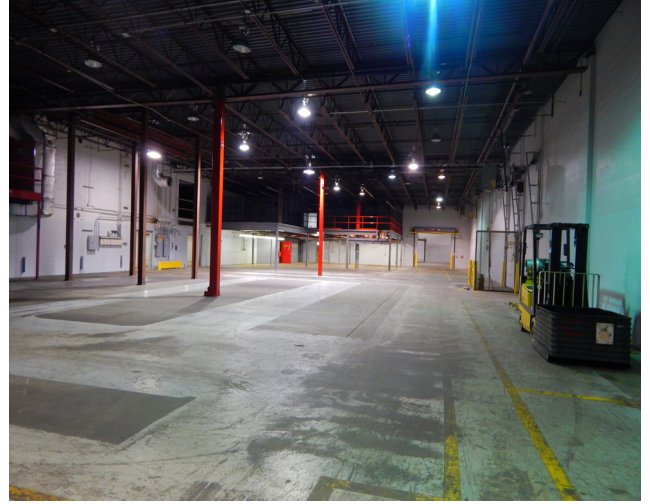
FLOOR PLAN



BUILDING PHOTOS



BUILDING PHOTOS



CORPORATE NEIGHBORS



LOCAL AREA AMENITIES



LOCATION



EXCLUSIVE LISTING AGENT

THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

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Information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the option of inspecting the property to verify all information. Real estate brokers are not qualified to act as agents for or select experts with respect to legal, tax, environmental, building construction, soils/drainage or other such matters.

Distance To



2.5
miles



5.3
miles

BOSTON

55
miles