

# 10 IRON HORSE DRIVE

BEDFORD, NH



# 157,336 SF

INDUSTRIAL BUILDING FOR  
SALE OR LEASE

- FIRST CLASS INDUSTRIAL BUILDING ON 9.76 ACRES
- 18'-28' CEILING HEIGHT
- HEAVY POWER
- CORPORATE CAMPUS SETTING
- STRATEGICALLY LOCATED JUST OFF ROUTE 3

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

## PROPERTY SUMMARY



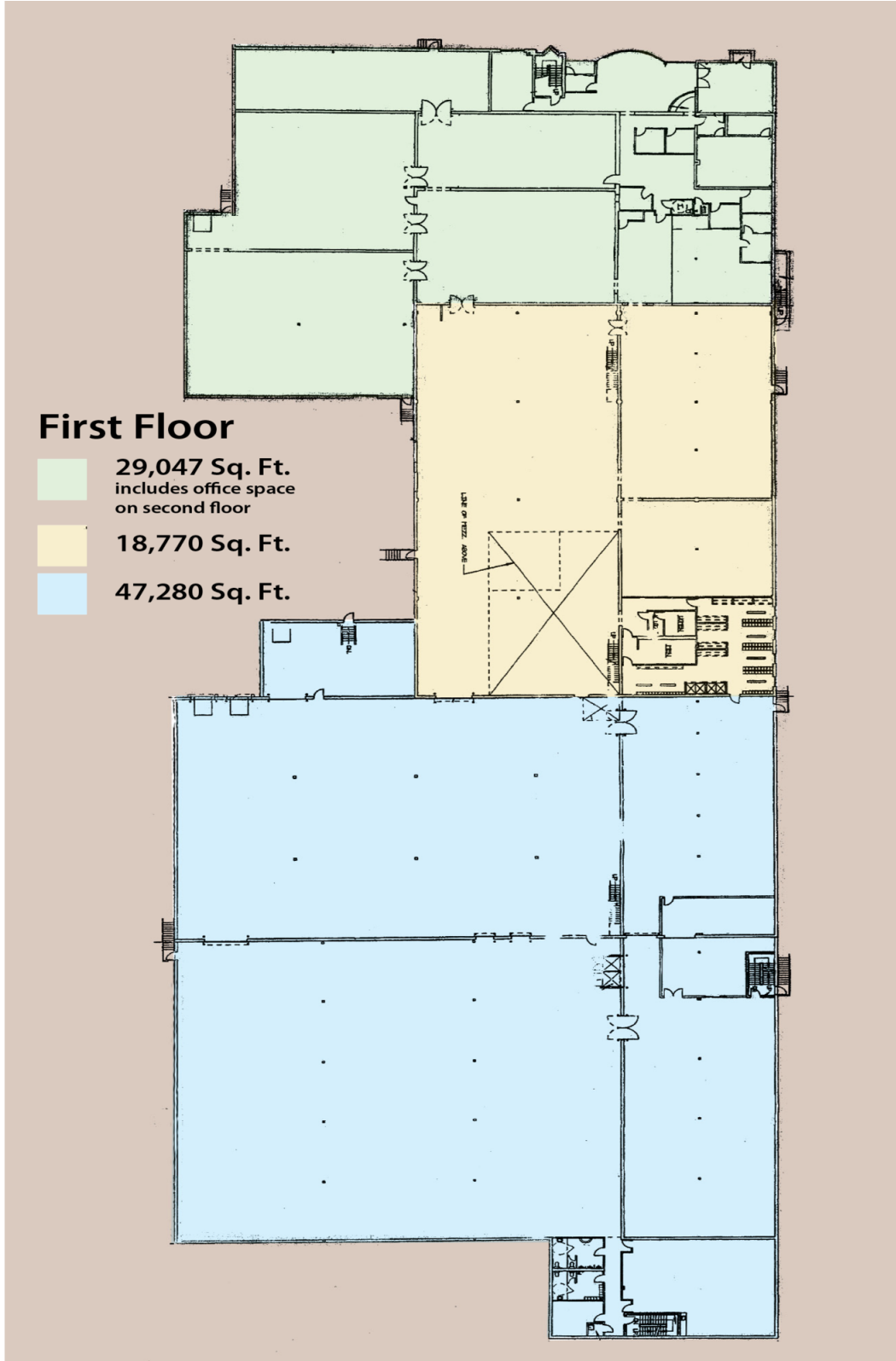
### PROPERTY SPECIFICATIONS

TOTAL SIZE	157,336 SF
LAND AREA	9.76 ACRES
CEILING HEIGHT	18'-28'
HVAC	GAS FIRED HVAC
PARKING	206 SPACES
ZONING	PZ: PERFORMANCE ZONE
UTILITIES	MUNICIPAL WATER/SEWER
SPRINKLER	WET SYSTEM
ROOF	RUBBER-STONE BALLEST
ELEVATORS	2 FREIGHT
POWER	3 SERVICES ALL 480V/3 PHASE 800,1,600 AND 2,000 AMP
LOADING	EIGHT (8) DOCK HIGH DOORS AND THREE (3) GROUND LEVEL DOORS DOCKS: 18 EXTENSION & 2 DRIVE-IN

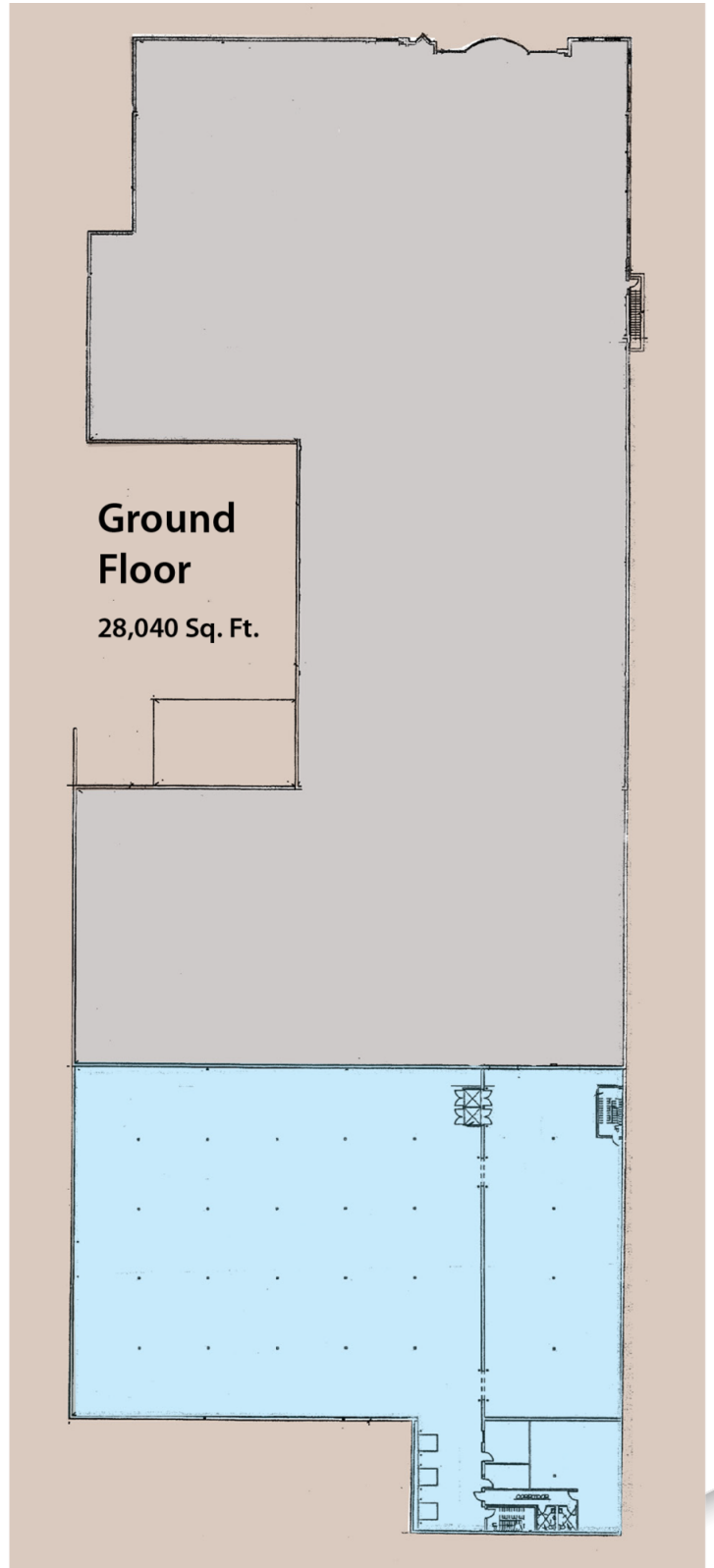
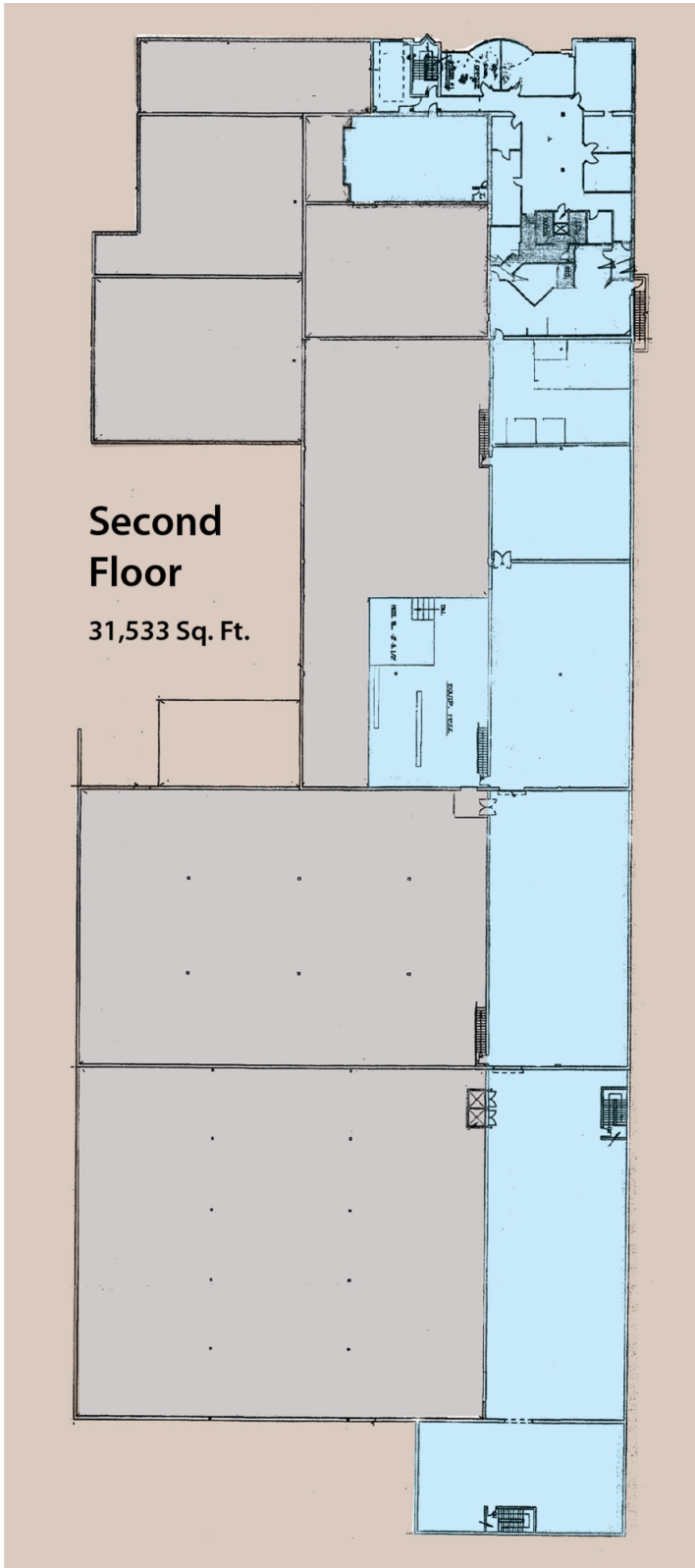




# FLOOR PLANS

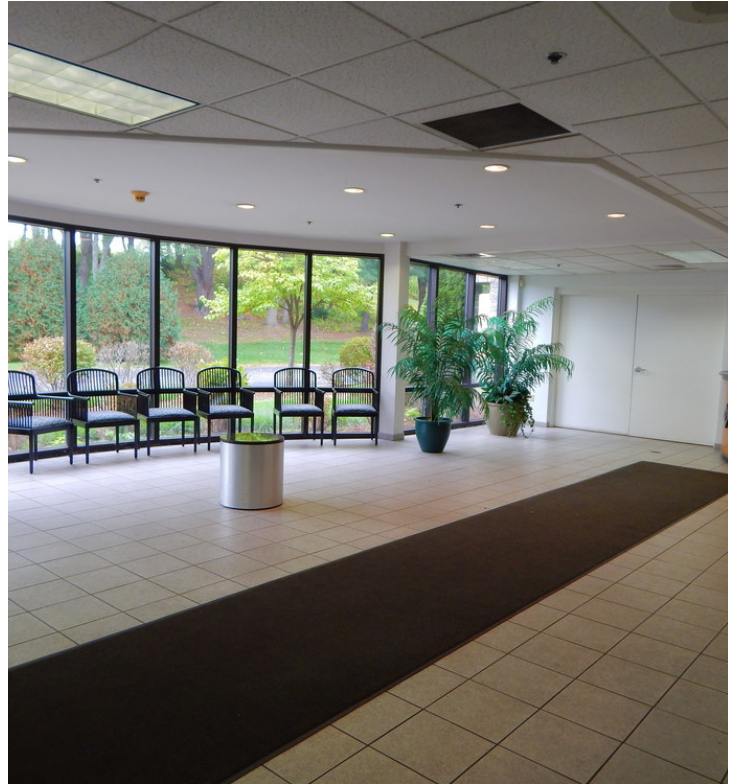


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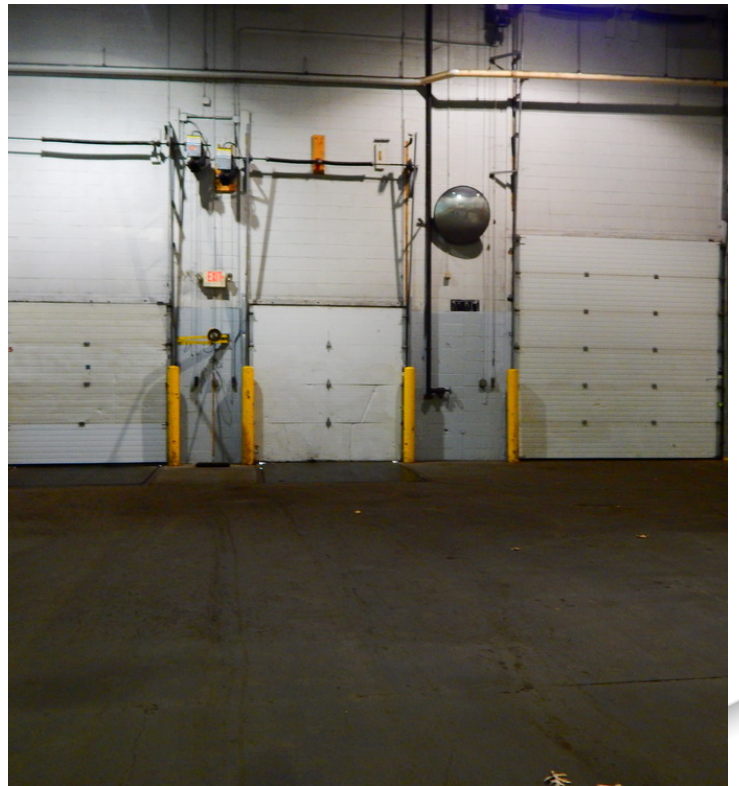
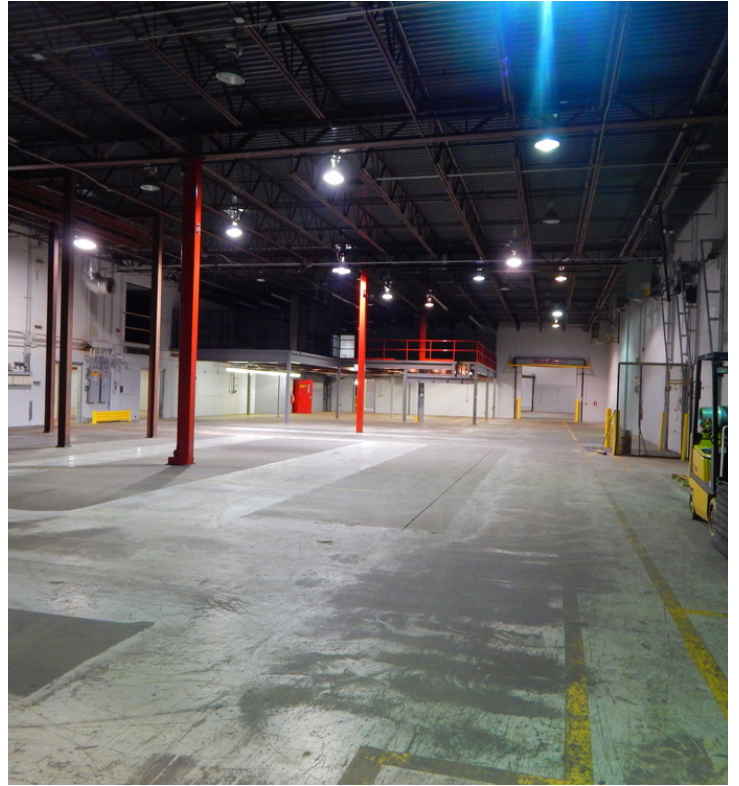


ADDITIONAL PHOTOS





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LOCATION MAPS





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