



**PRIME FLEX  
PARK  
CONDO**

**FOR LEASE**

**10 COMMERCE PARK NO. UNIT  
#10, BEDFORD, NH 03110**

4,500 +/- SF Available

# PROPERTY INFORMATION



4,500 +/- SF For Lease

**10 COMMERCE PARK NO. UNIT #10, BEDFORD, NH 03110**

**\$13.00 PSF NNN**

## DESCRIPTION:

Commerce Park No. is regarded as a very high profile industrial flex park in the commercial sector of Bedford comprised of thirteen condo units. The location is superior within close proximity of the Manchester Boston Airport and Bedford's retail amenities. The unit offers attractive offices, conference room, kitchenette, lab space and compact warehouse with loading. Ownership would have interest in leasing back some rear space to carry on their business practice. Perfect for IT software individuals, e-commerce or soft showroom sales office. Economically priced at \$13.00 psf NNN.

## PROPERTY FEATURES:

- On-Site Surface Parking
- Office / Warehouse mix
- 18' Clear Height
- Public Water & Sewer
- Performance Zone

# DEMOGRAPHICS



## 2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	11,802	132,187	283,463
Households	4,973	53,139	112,519
Families	3,269	32,039	72,939
Avg HH Size	2.34	2.42	2.46
Median Age	42.6	38.9	40.5
Median HH Income	\$94,689	\$81,752	\$98,508
Avg HH Income	\$128,817	\$115,774	\$135,054

### BUSINESSES (10 MILE)



**13,411**

TOTAL BUSINESSES



**157,605**

TOTAL EMPLOYEES

### INCOME (10 MILE)



**\$98,508**

MEDIAN HH INCOME



**\$53,733**

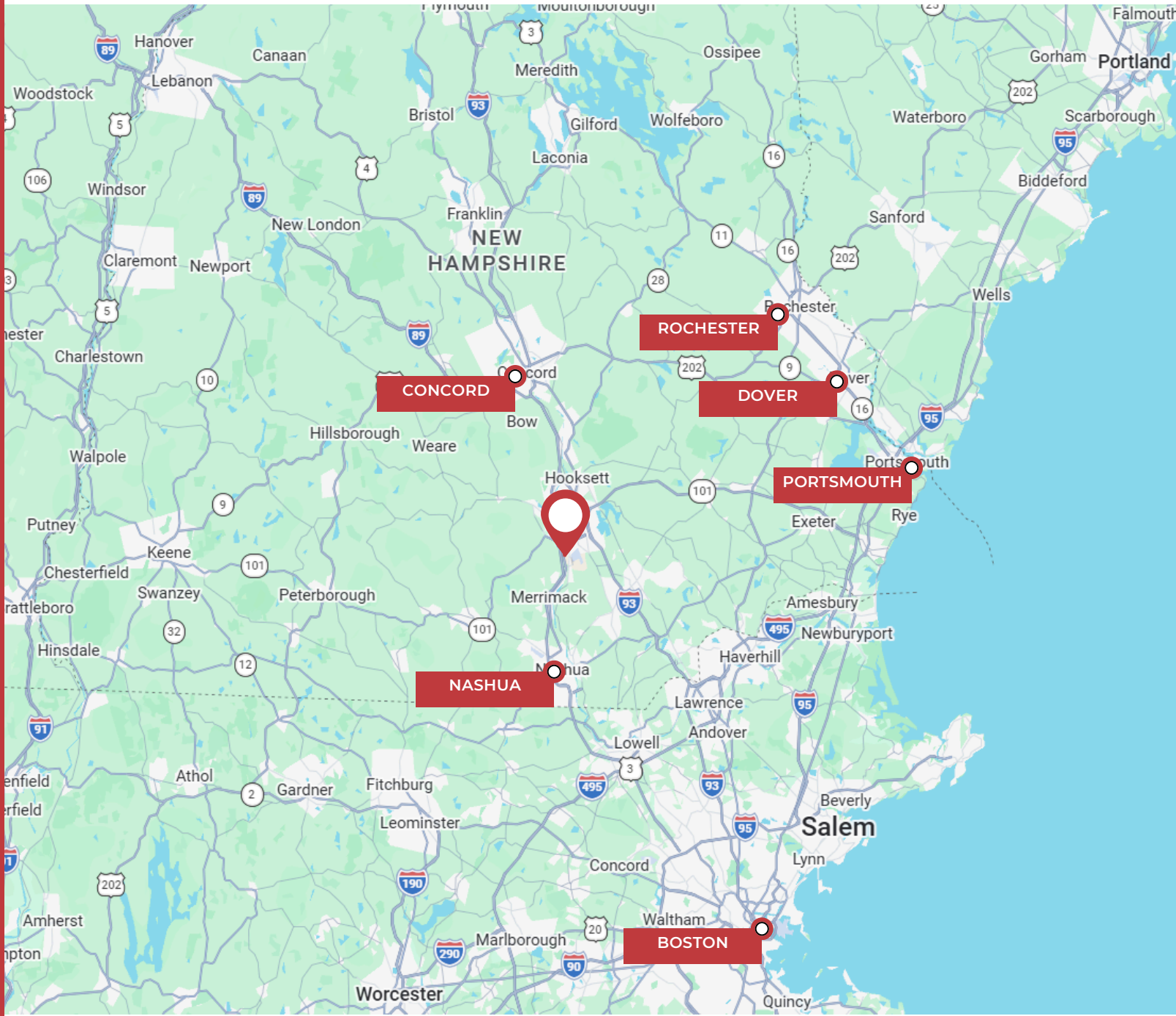
PER CAPITA INCOME



**\$332,564**

MEDIAN NET WORTH

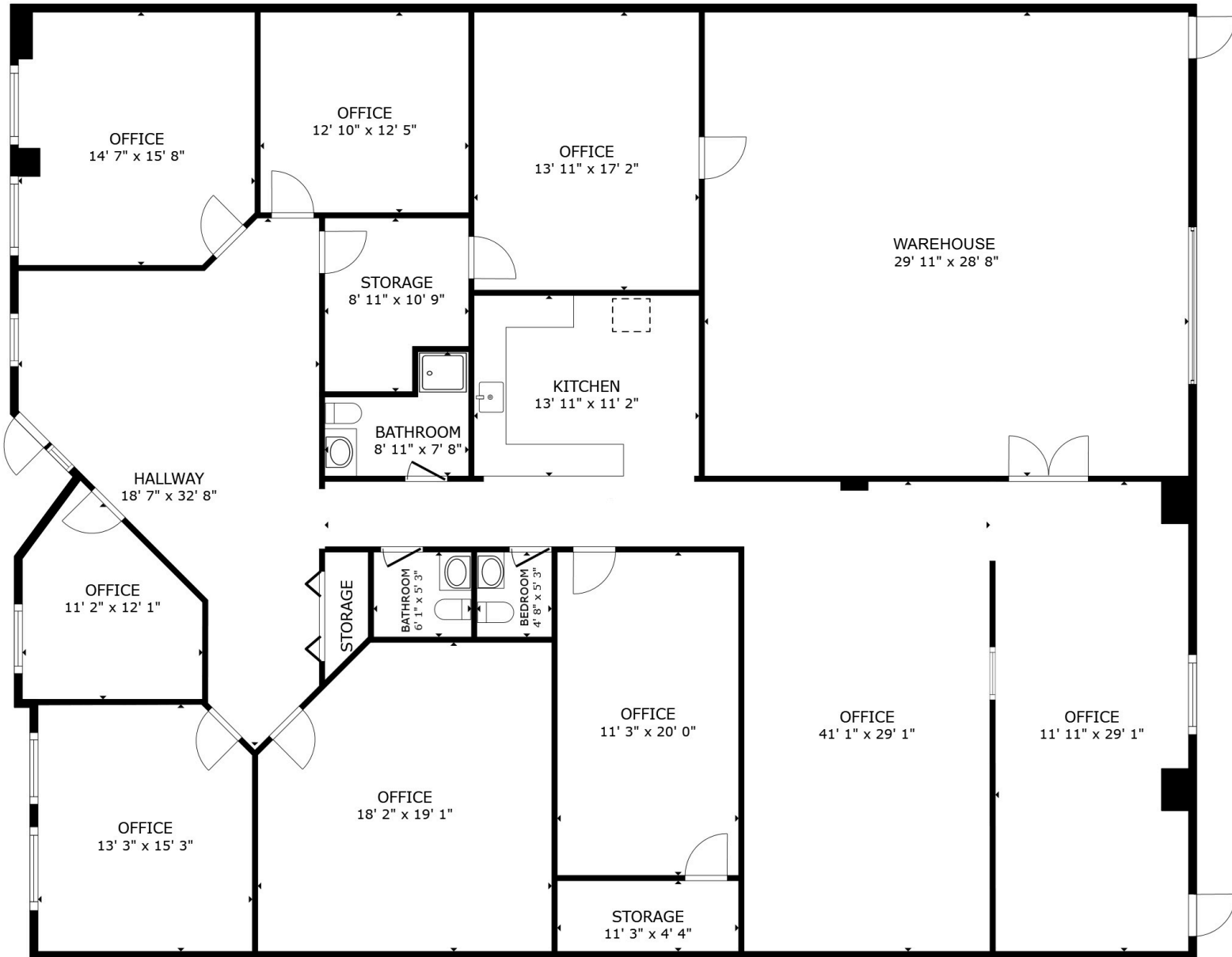
# MAP LOCATOR



## DRIVE TIMES TO:

<b>Boston, MA</b>	1 hr 25 mins	<b>Rochester, NH</b>	1 hr 5 mins
<b>Concord, NH</b>	28 mins	<b>Dover, NH</b>	1 hr 3 mins
<b>Nashua, NH</b>	20 mins	<b>Portsmouth, NH</b>	56 mins

# FLOOR PLAN



# PHOTOS



**TAKE A VIRTUAL TOUR!**

# CONFIDENTIALITY & DISCLAIMER

THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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PRESENTED BY:

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