

**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

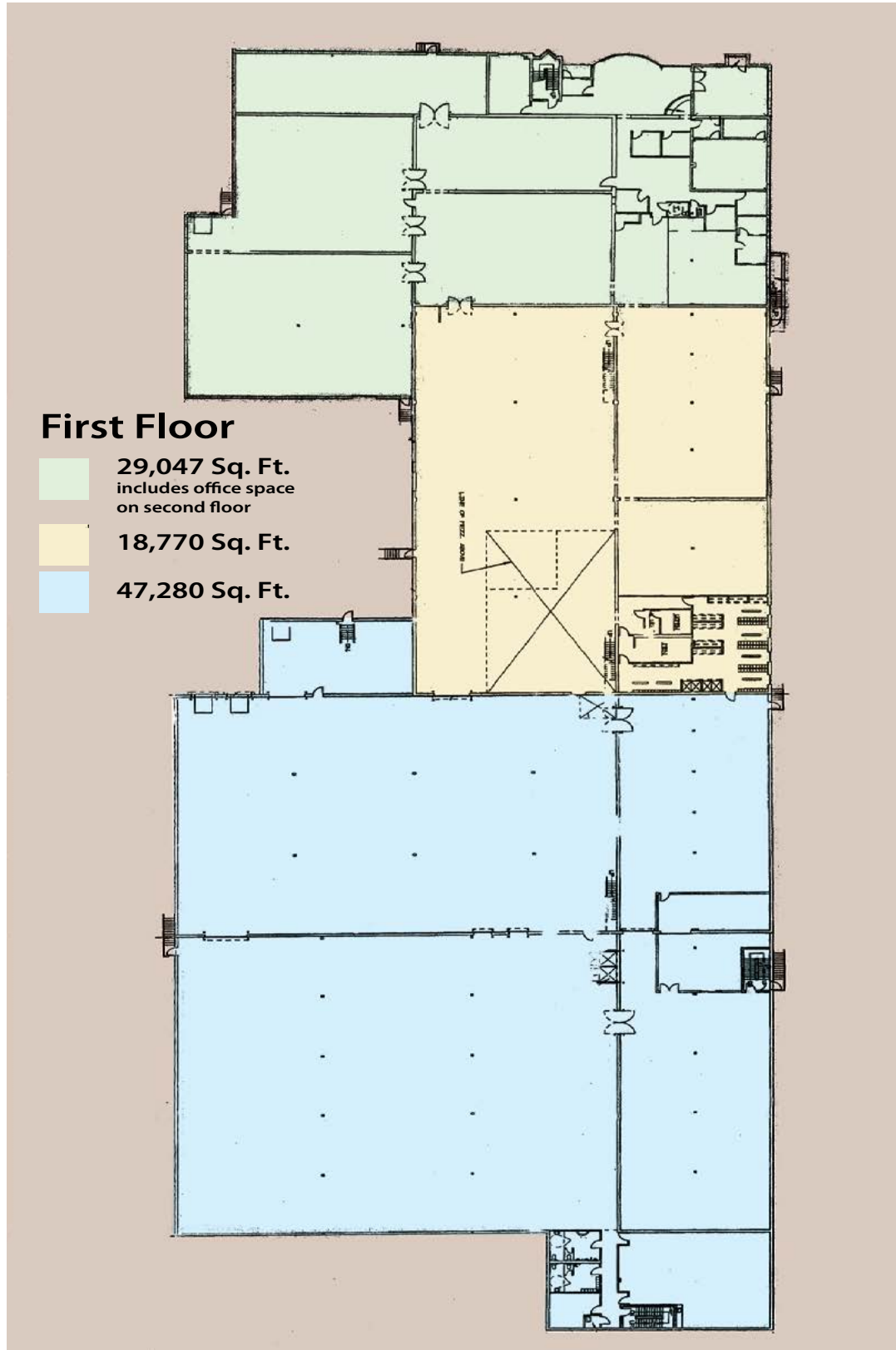
<b>TOTAL SIZE</b>	157,336 SF
<b>LAND AREA</b>	9.76 Acres
<b>YEAR BUILT</b>	1986
<b>CEILING HEIGHT</b>	18' - 28'
<b>HVAC</b>	Gas fired HVAC
<b>PARKING</b>	206 spaces
<b>ZONING</b>	PZ: Performance Zone
<b>UTILITIES</b>	Municipal water and sewer
<b>SPRINKLER</b>	Wet System
<b>ROOF</b>	Rubber-stone ballast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



EXCLUSIVE LISTING AGENT

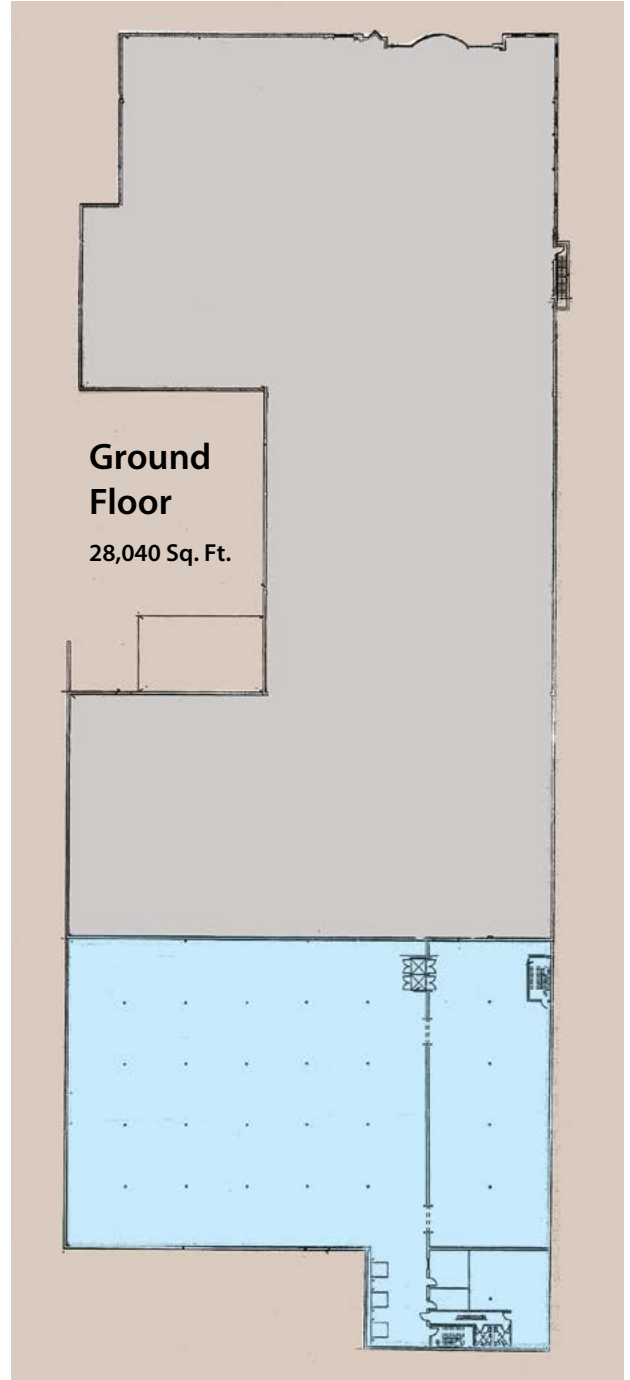
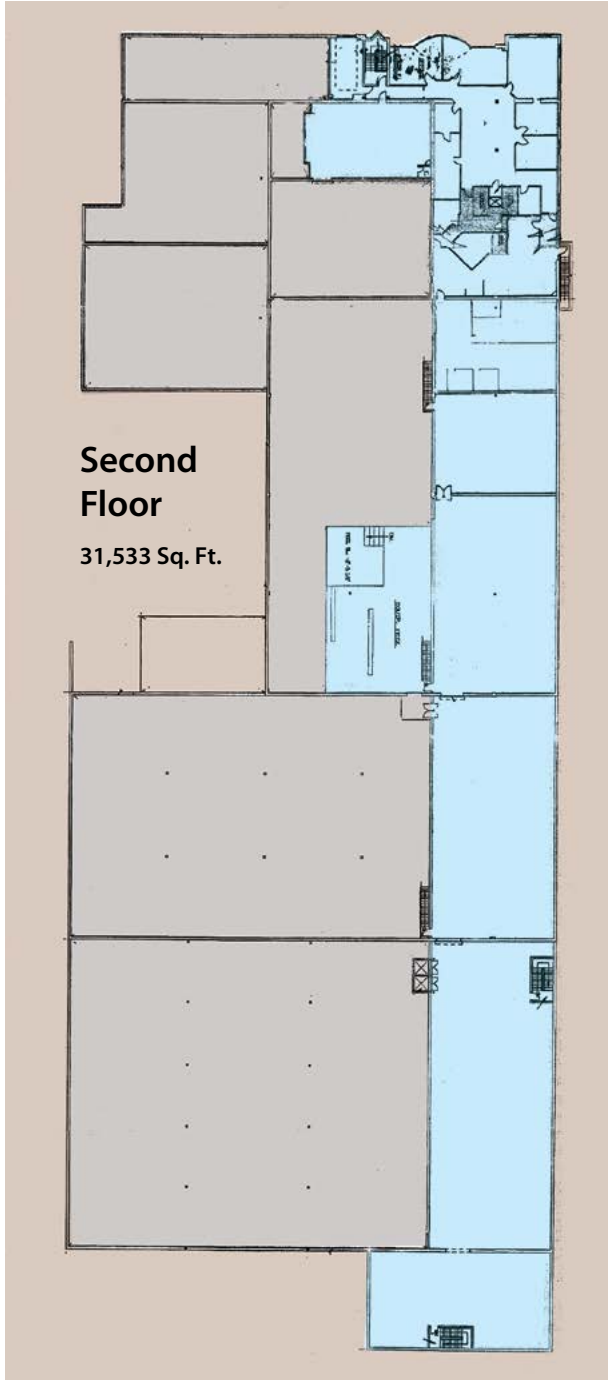
THE STUBBLEBINE COMPANY  
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FLOOR PLAN





**FLOOR PLAN**



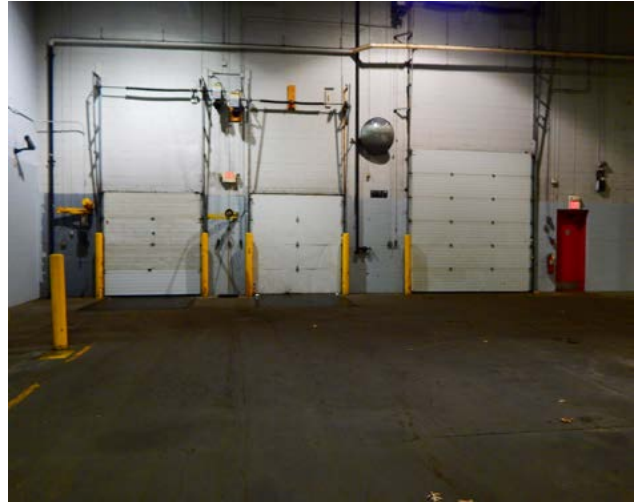
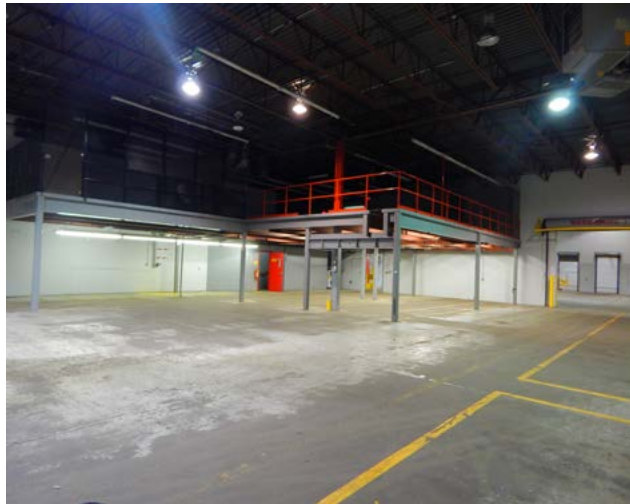
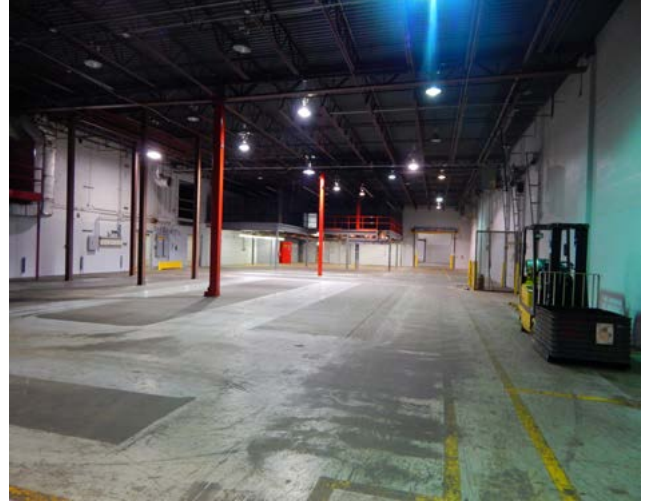
**BUILDING PHOTOS**



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**BUILDING PHOTOS**





CORPORATE NEIGHBORS



LOCAL AREA AMENITIES



## LOCATION



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## CONTACT

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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