

8 COMMERCE DRIVE

BEDFORD, NH

OFFICE SPACE FOR LEASE

FEATURES

- ✓ Conference Space
- ✓ Prominent Visibility & Signage
- ✓ Ample On-Site Parking



www.bradysullivan.com



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Manchester, NH 03101
603-622-6223

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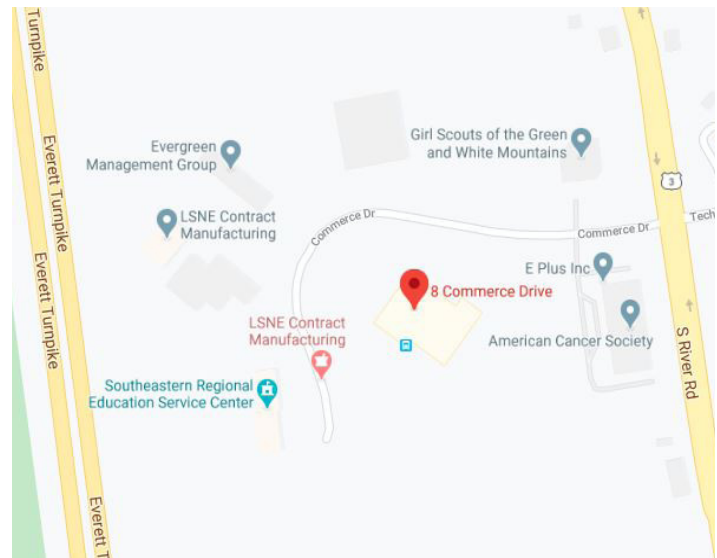
8 COMMERCE DRIVE | BEDFORD, NH

Move-in ready ground-floor office space with a dedicated entrance available for lease at 8 Commerce Drive. The suite features high-end glass finishes, a new kitchen, updated print/copy room, and a temperature-controlled data room. Set within a distinctive mill-style building, the property blends historic character with modern infrastructure. Tenants enjoy abundant natural light, an inviting central atrium, operable windows, and the convenience of an on-site café. Ideally located just off Route 3/South River Road, the property offers easy access to Routes 101, I-293, and I-93. Restaurants, hotels, and retail amenities are nearby, with downtown Manchester, the Mall of New Hampshire, and Manchester-Boston Regional Airport just minutes away.

SPECIFICATIONS

BUILDING AREA:	93,345± SF
AVAILABLE SF:	Suite 102: 2,978± SF
LAND AREA:	8.95± Acres
ZONING:	P-2 Performance Zone
YEAR BUILT:	2000
STORIES:	3
ELEVATOR:	1
CEILING HEIGHT:	10'±
COLUMN SPACING:	30 x 30
WATER/SEWER:	Municipal Water & Sewer; Gas (Keyspan)
POWER:	2,000A, 480V, 3-phase
PARKING:	300 spaces, expandable
HVAC:	Redundant gas fired boilers
FIRE PROTECTION:	Wet Sprinkler System
SECURITY:	Key Card Access & Surveillance Cameras
LOADING:	(2) Tailboard Height Docks

*Fiber optics available



All information is believed to be accurate at time of printing. This brochure is subject to errors, omissions, change of price, rental or other conditions.

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