

## 2 COMMERCE DRIVE, BEDFORD, NH

This building is located approximately 1 mile from the airport access road and is close to numerous amenities.



Renovated Common Areas  
Prominent Visibility & Signage  
Abundance of FREE Parking

FIBER OPTICS AVAILABLE

BRADY-SULLIVAN  
COMMERCE PARK

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# OFFICE SPACE AVAILABLE

- RENOVATED COMMON AREAS
- PROMINENT VISIBILITY & SIGNAGE
- ABUNDANCE OF FREE PARKING

Brady Sullivan is please to present for lease, 2 Commerce Drive in Bedford, NH. This 48,200 SF, 2 story Class A facility boasts excellent window lines and a impressive 2 story foyer. This building is located approximately 1 mile from the airport access road and is close to numerous amenities. The site boasts impeccable landscaping, ample parking and excellent exposure. Brady Sullivan also offers in-house planning and design services at no charge.

## PROPERTY INFORMATION

- **BUILDING AREA:** 48,200 +/- SF
- **LAND AREA:** 3.067 acres
- **ZONING:** P-2 Performance Zone
- **YEAR BUILT:** 1989
- **STORIES:** 2
- **ELEVATORS:** Yes
- **CONSTRUCTION:** Brick/Block
- **ROOF:** Rubber membrane/balasted
- **LIGHTING:** Fluorescent fixtures
- **LOADING:** Yes
- **WATER/SEWER:** Municipal
- **GAS:** Municipal
- **ELECTRIC:** PSNH, 2500
- **AMP:** 120/240/208 V
- **PARKING:** Ample
- **FIRE SAFETY:** Wet Sprinkler

**CONTACT US  
FOR A TOUR OF  
THIS BEAUTIFUL  
PROPERTY TODAY!**

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