

INDUSTRIAL FOR LEASE

10 IRON HORSE DRIVE, BEDFORD, NH 03110



9,000-68,000± SF INDUSTRIAL SPACE

- Available immediately
- (6) loading docks
- 28' clear height
- 3-Phase 480 volts power
- 800, 1600 and 2,000 amp electric services
- Quick & easy highway access
- \$10.50/SF NNN





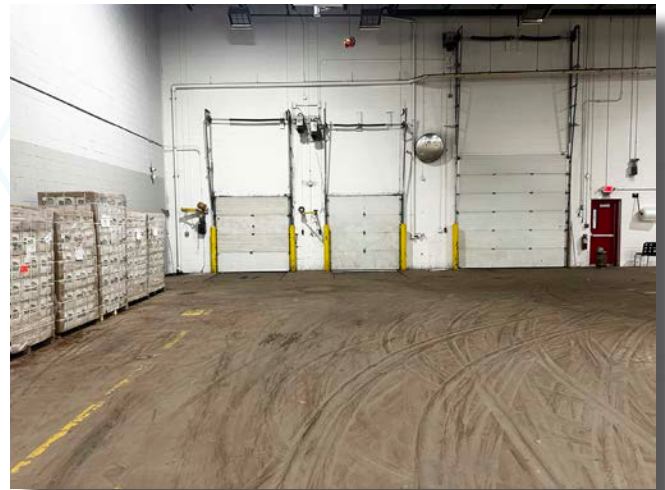
PROPERTY OVERVIEW

The Boulos Company is pleased to present the availability of 10 Iron Horse Drive in Bedford, New Hampshire for lease. This $\pm 154,670$ SF industrial building has $9,000-68,000\pm$ SF of industrial space available for lease. The space has 28' clear and comes with six loading docks.

Situated on 9.76 acres, 10 Iron Horse Drive is an ideal location for corporate headquarters. It offers easy highway access, is located 0.25 miles from the Manchester-Boston Regional Airport new access road and is just minutes from the F.E. Everett Turnpike as well as points north, south, east and west. Nearby amenities include dining, lodging, retail, salons, spas and fitness centers all within a short driving distance.

10 Iron Horse Drive is located in Bedford's Economic Revitalization Zone making it eligible for potential tax credits and business initiatives.

PHOTOS



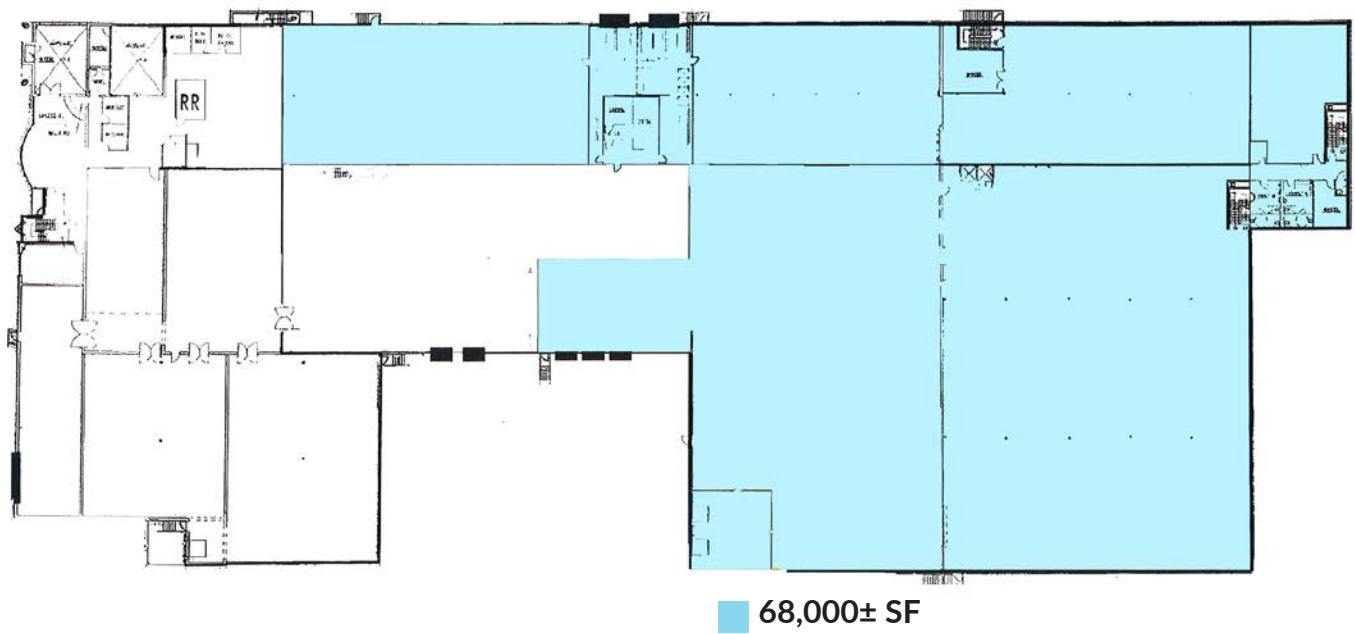


PROPERTY DETAILS

BUILDING SIZE	154,670± SF
LOT SIZE	9.76± acres
YEAR BUILT	1986/Reno 2021
ZONING	Performance
CONSTRUCTION	Masonry and Steel
PARKING	206 shared spaces
CLEAR HEIGHT	28" clear

LOADING	(6) loading docks
ELEVATORS	Two 6,000 lb. freight
HVAC	Gas-fired HVAC with 10% A/C
UTILITIES	Municipal water & sewer
POWER	3-phase/480 volts 800, 1,600 & 2000 amps
SECURITY	Card key access

FLOOR PLAN





LOCATION



CONTACT US



ROGER DIEKER
MANAGING BROKER | PARTNER
+1 603 540 8315 C
+1 603 333 1333 T
RDIEKER@BOULOS.COM



NICK DENISCO
ASSOCIATE
+1 978 239 8128 C
+1 603 333 1333 T
NDENISCO@BOULOS.COM



MIKE TAMPOSI
PARTNER
+1 603 315 4348 C
+1 603 333 1333 T
MTAMPOSI@BOULOS.COM



CHRIS HEALEY
PARTNER
+1 603 475 1235 C
+1 603 333 1333 T
CHEALEY@BOULOS.COM

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