



26 WIGGINS

BEDFORD, MA

FOR LEASE

±50,000 - 155,000 SF

Introducing Bedford's Premier Advanced
Manufacturing & Warehouse Facility



26 WIGGINS

B E D F O R D , M A

BUILT FOR MANUFACTURING LEADERS

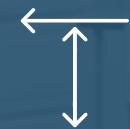
Advanced Operations, Accelerated Growth

26 Wiggins Avenue presents a phenomenal industrial warehouse and advanced manufacturing opportunity in Bedford, Massachusetts. The 154,979 SF building offers a spacious high-bay warehouse layout complete with 22' - 26' clear heights, 19 loading docks, and heavy power. Situated right in Bedford's innovation center, 26 Wiggins is surrounded by cutting-edge technology firms. The property is placed at the intersection of Interstate 95 and Route 3, allowing for easy access to Massachusetts' logistics networks, and the host of restaurant, retail, and lodging amenities in Bedford's immediate area.

26 Wiggins offers unique additional flexibility, with potential to expand the building size, tailboard and drive-in loading, and parking layout in order to meet precise tenant requirements.



**Ability to
Subdivide or
Expand**



**22' - 26' Clear
Height**



**19 Loading
Docks**



**2,000A, 277/480V
Heavy Power**

Building Specs

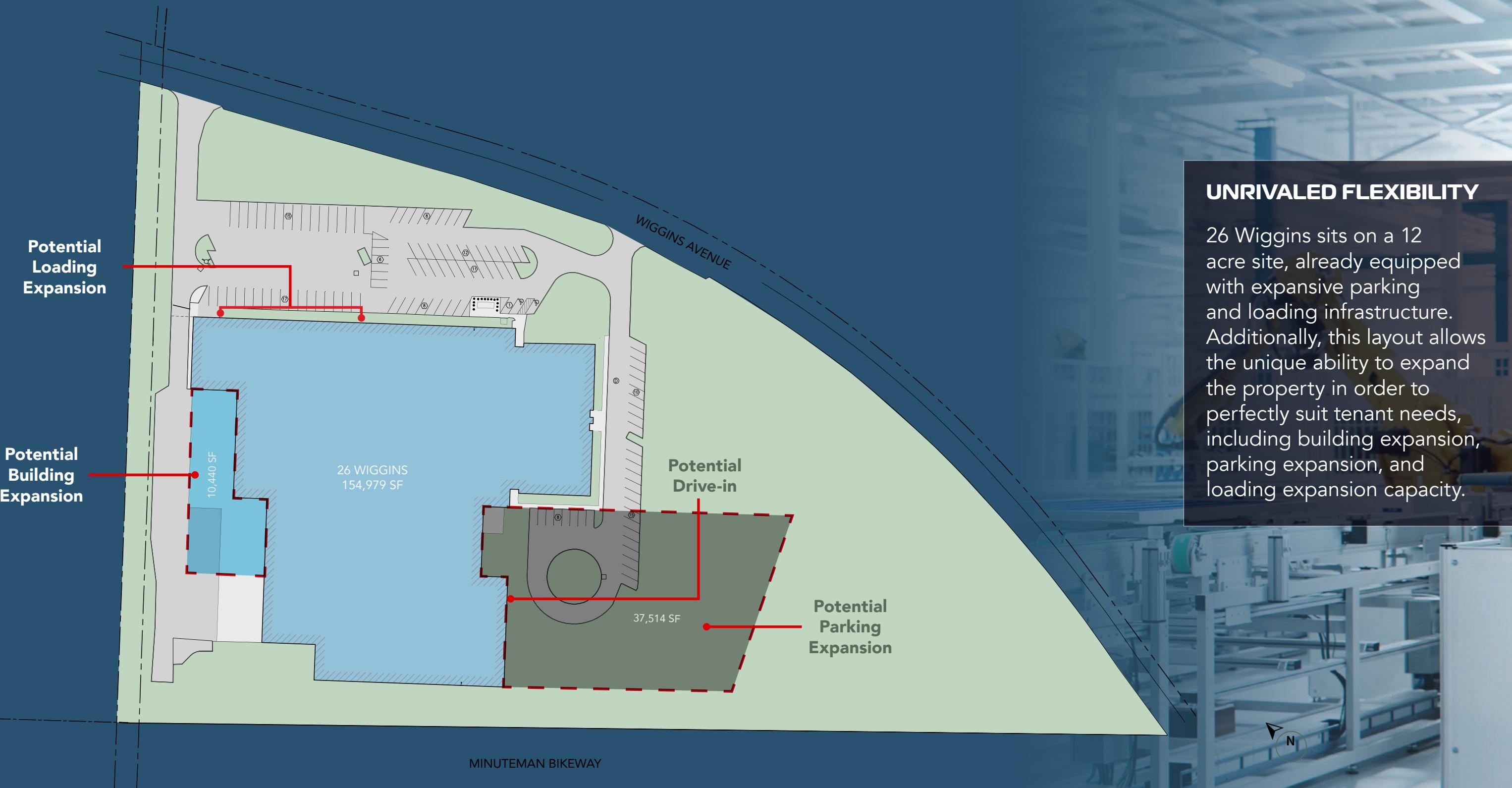
Total Building Size	±154,979 SF
Availability	Warehouse: ±111,833 SF Office: ±21,849 SF Mezzanine: ±21,297 SF
Year Built	1970/1986
Site Area	±11.96 acres
Parking	±1.40/1,000 SF (160 auto spaces) Ability to expand parking
Clear Height	22' - 26'
Column Spacing	30' x 40'
Loading	19 tailboard docks
Power	2,000A, 277/480V
Sprinklers	Wet
Lighting	LED
Utilities	
Water/Sewer	Town of Bedford Municipal
Gas	National Grid
Electric	Eversource Energy

Expansion Capacity

Building Expansion	Potential to add 10,440 SF building expansion
Parking Expansion	Potential to add additional 37,514 SF paved lot
Loading Expansion	Potential to add additional tailboard docks and drive-ins

SITE PLAN

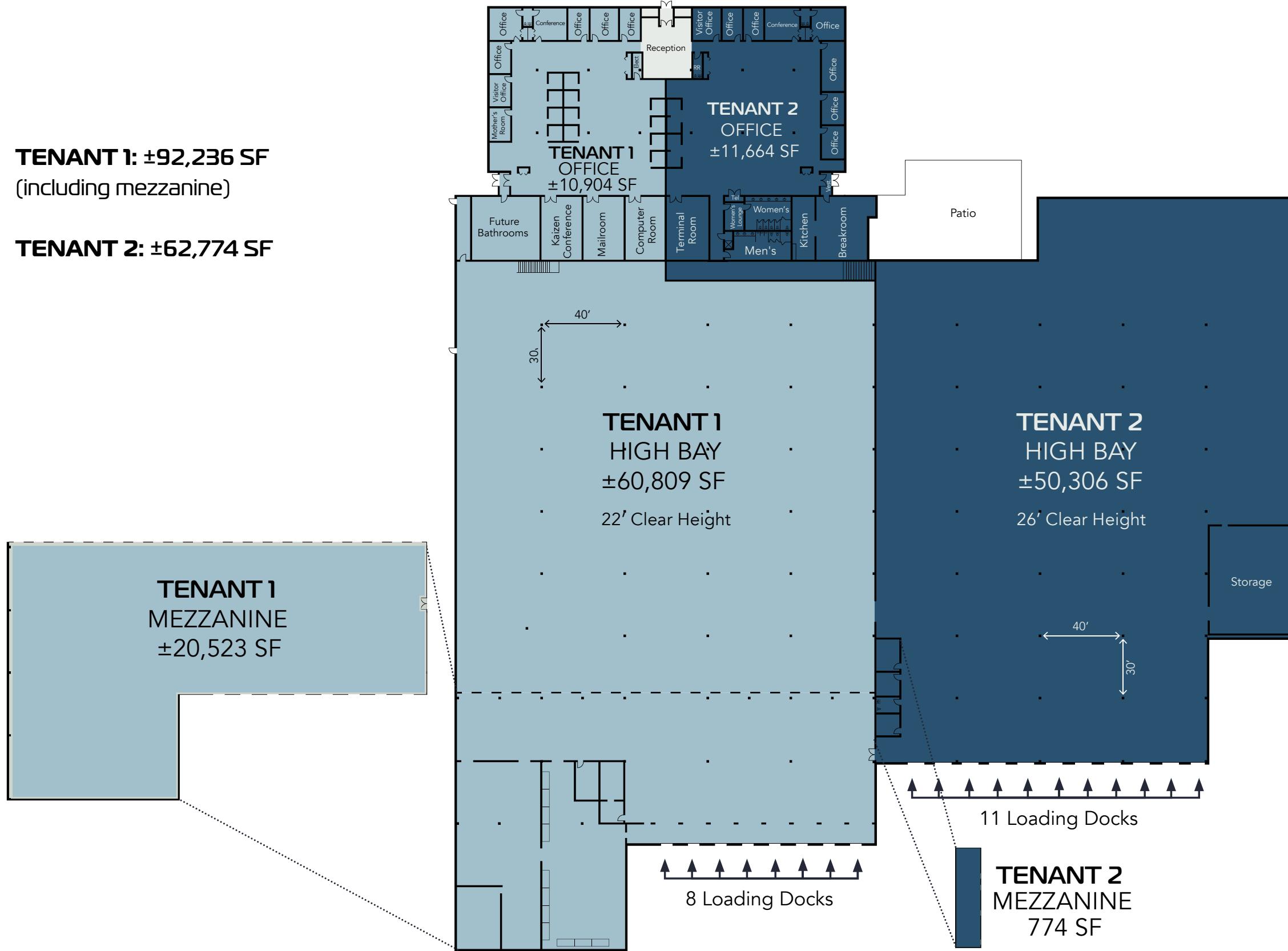
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FLOOR PLAN

TENANT 1: ±92,236 SF
(including mezzanine)

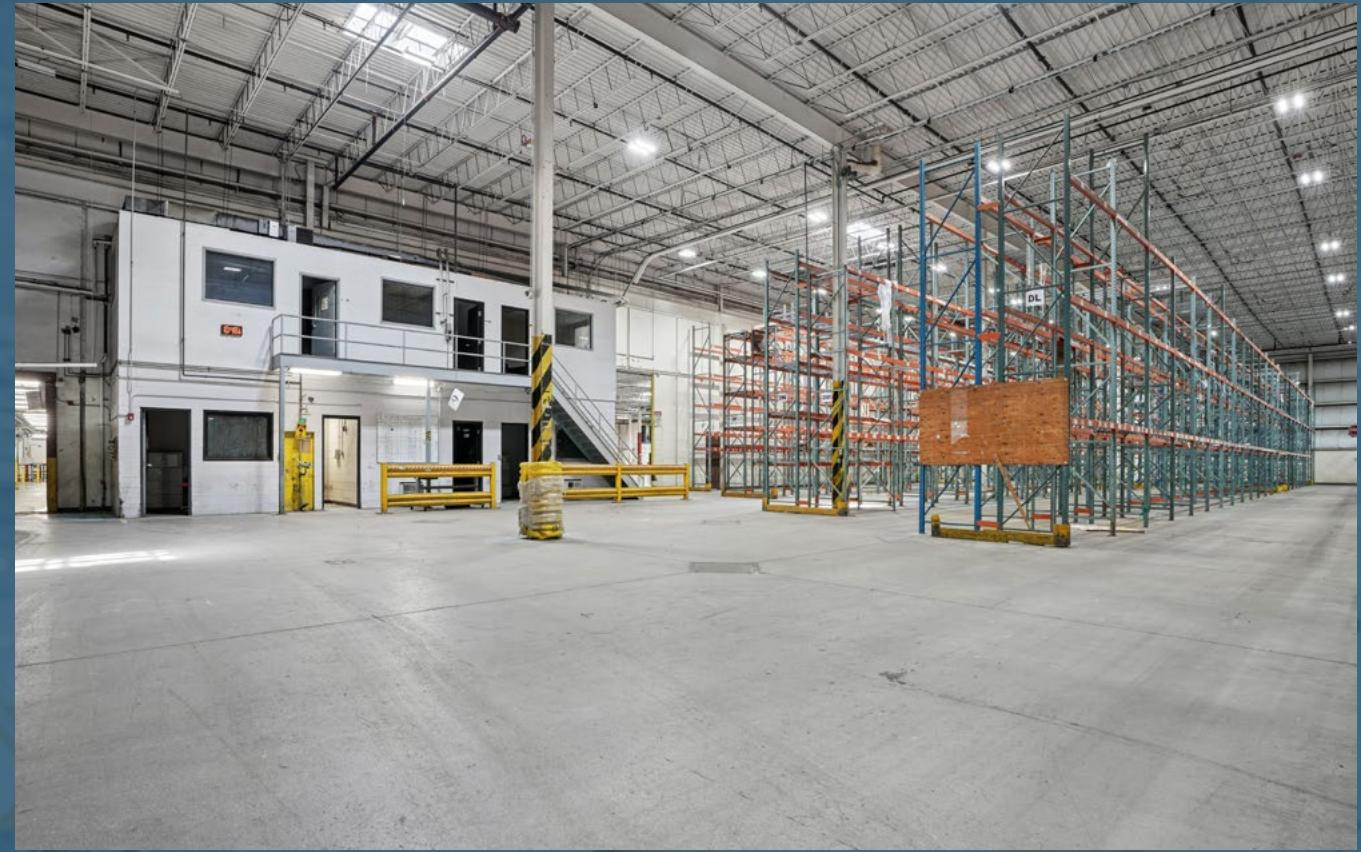
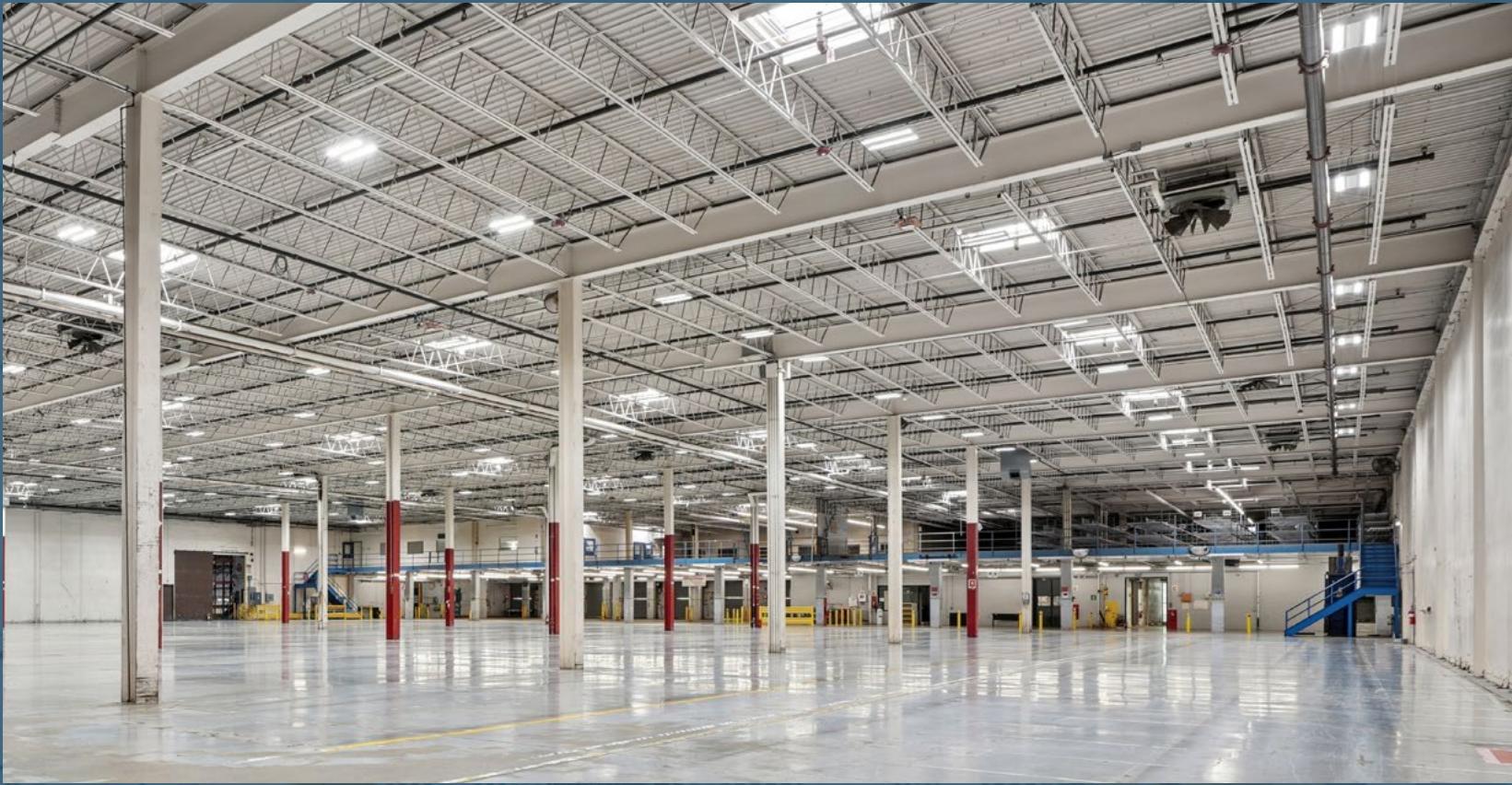
TENANT 2: ±62,774 SF





INTERIOR PHOTOS

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& Warehouse Facility



FOR MORE INFORMATION, PLEASE CONTACT:

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