



39 CROSBY DR

BEDFORD, MA

FOR SALE | 2.8 AC LAND SITE

- 1 Mile from Route 3
- 3 miles to the Burlington Mall
- Industrial (I) Zoning

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

2.8 AC Land Site for Sale

PROPERTY HIGHLIGHTS

- 1 Mile from Route 3
- 3 Miles from Burlington Mall
- Exceptional location

USES ALLOWED ON CURRENT ZONING

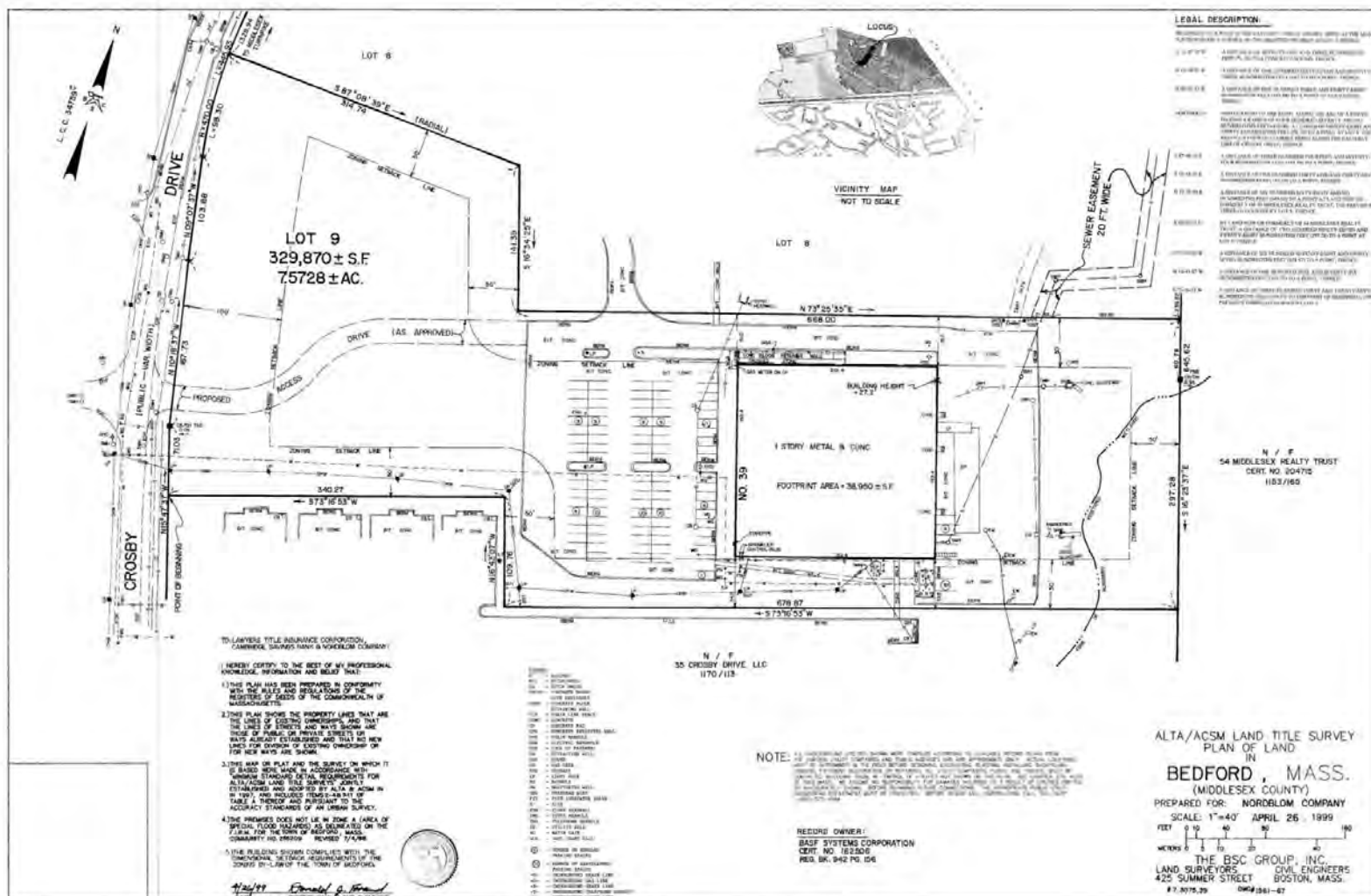
- Business and Professional Offices
- Light Manufacturing
- Computer and related manufacturing or assembly
- Medical devices manufacturing or assembly
- Information, Data. software storage and development
- Biologic testing labs
- Science testing and research
- Healthcare: clinic, offices, and services

PROPERTY SPECIFICATIONS

Lot Size:	2.8
Zoning:	Industrial (I)
Sale Price:	\$2,100,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,713	51,231	280,859
Total Population	46,959	140,660	729,173
Average HH Income	\$208,536	\$193,716	\$183,849

SITE PLAN



113

INTERSTATE
495

125

INDUSTRIAL AREA

ups **FedEx** **cab**
we identify more

ANALOG DEVICES **WVA** **CINTAS**
DESIGN LLC *READY FOR THE WORKDAY*

DODGE **Public Storage** **ABC**
COOLING & HEATING *Supply Co. Inc.*

FMC **FMC** **AXIS**
Technologies, Inc. COMMUNICATIONS

Accutronics **AECOM**

3

INTERSTATE
93



39 CROSBY ST.
BEDFORD, MA

28

INTERSTATE
95

CONCORD, MA

LEXINGTON, MA

2

INDUSTRIAL AREA

ORACLE **ARTY'S**
WAREHOUSE

NOVA **infraredx**
BIOMEDICAL *A NIPRO COMPANY*

Production **aspentech**
BASICS

Fulfillment **cadence**
DATA INTENSITY

THERMACELL **ExtraSpace**
Storage

MicroReplay **SCHMALZ**

HIGHWAY PROXIMITY

INTERSTATE 93	8.3 MILES 10 MINUTES	3	1 MILES 2 MINUTES
2	8.5 MILES 10 MINUTES	INTERSTATE 95	3.2 MILES 5 MINUTES
BURLINGTON MALL® <i>A SIMON MALL</i>		3 MILES 8 MINUTES	

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CAMBRIDGE

39 CROSBY DR.

BEDFORD, MA

FOR SALE | 2.8 AC LAND SITE

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