

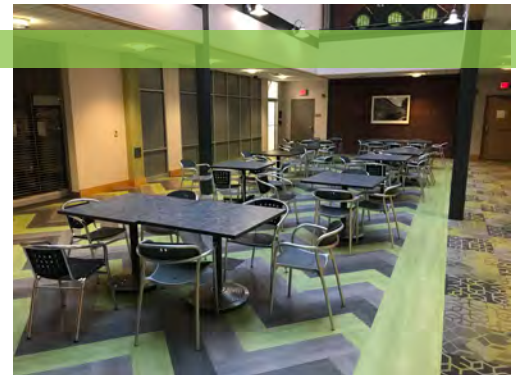
# OFFICE SPACE FOR LEASE

8 COMMERCE DRIVE | BEDFORD, NH

±93,345 SF

## FEATURES

- ✓ Conference Room Space
- ✓ Prominent Visibility & Signage
- ✓ Abundance of Parking



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**BRADY • SULLIVAN**  
P R O P E R T I E S

# 8 COMMERCE DRIVE | BEDFORD, NH

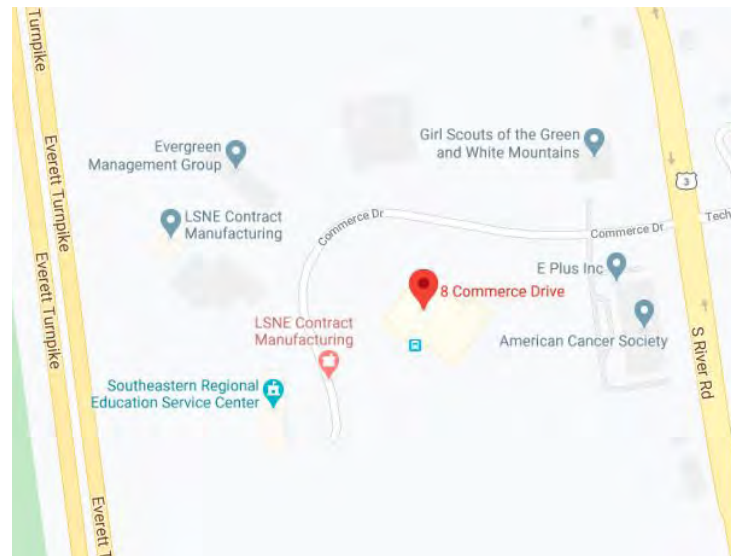
The building incorporates the area's mill building heritage with the most advanced redundant data, telecommunications and power infrastructure available. Amenities for this beautifully landscaped building include abundant natural light, attractive central atrium and operable windows. The property is located near the planned Manchester Airport access road just off Route 3/South River Road and is easily accessible from Routes 101, I-293 and I-93. Amenities in the immediate area include restaurants, hotels and retail services. In addition, downtown Manchester, the Mall of New Hampshire and Manchester Airport are just minutes away.

## SPECIFICATIONS

<b>BUILDING AREA:</b>	93,345 +/- SF
<b>LAND AREA:</b>	8.95 +/- acres
<b>ZONING:</b>	P-2 Performance Zone
<b>YEAR BUILT:</b>	2000
<b>STORIES:</b>	3
<b>CONSTRUCTION:</b>	Historic mill building design
<b>ROOF:</b>	Rubber membrane
<b>CEILING HEIGHT:</b>	Predominantly 10'
<b>throughout</b>	
<b>LIGHTING:</b>	Fluorescent/incandescent
<b>WINDOWS:</b>	Operable Velux
<b>COLUMN SPACING:</b>	30 x 30
<b>WATER/SEWER:</b>	Municipal
<b>GAS:</b>	Keyspan
<b>ELECTRIC:</b>	2000 AMP, 480 volt, 3-phase
<b>PARKING:</b>	300 spaces, expandable
<b>JVAC:</b>	Redundant gas fired boilers
<b>FIRE SAFETY:</b>	Wet Sprinkler throughout
<b>ELEVATOR:</b>	One hydraulic passenger
<b>SECURITY:</b>	Card key access and surveillance cameras
<b>LOADING:</b>	Two 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.*



# BRADY • SULLIVAN

P R O P E R T I E S

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