

8 COMMERCE DRIVE, BEDFORD, NH

Near Manchester Airport; access road just off Route 3/South River Road. Easily accessible from Routes 101, I-293 and I-93.



Conference Room Space
Prominent Visibility & Signage
Abundance of Parking

5,000 - 20,000 SF AVAILABLE

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OFFICE SPACE AVAILABLE

- CONFERENCE ROOM SPACE
- PROMINENT VISIBILITY & SIGNAGE
- ABUNDANCE OF PARKING

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. 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.

PROPERTY INFORMATION

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

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

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