

2 COMMERCE DRIVE

BEDFORD, NH

OFFICE SPACE FOR LEASE

FEATURES

- ✓ Renovated Class A Finishes
- ✓ Abundant Parking
- ✓ Prime Visibility & Access



www.bradysullivan.com



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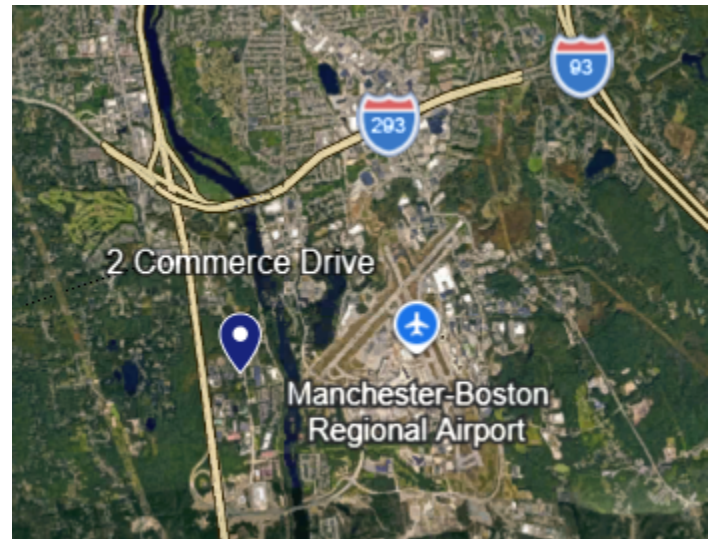
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2 COMMERCE DRIVE | BEDFORD, NH

Brady Sullivan Properties is pleased to present 2 Commerce Drive in Bedford, New Hampshire for lease. This 48,200± SF, two-story Class A office building features strong window lines and an impressive two-story lobby. The property has been recently renovated, with updated common areas, high-efficiency lighting, and modern Class A finishes throughout. Located approximately one mile from the Manchester-Boston Regional Airport access road, the building offers convenient access to a wide range of nearby amenities. The site features professional landscaping, abundant parking, and excellent visibility. In-house space planning and design services are available through ownership.

SPECIFICATIONS

BUILDING SIZE:	48,200± SF
AVAILABLE SF:	Suite 203: 2,843± SF Suite 211: 5,300± SF
ACREAGE:	3.067± Acres
ZONING:	P-2 Performance Zone
YEAR BUILT:	1989
STORIES:	2
ELEVATORS:	Yes
LOADING:	Yes
UTILITIES:	Municipal Water & Sewer; Gas
POWER:	PSNH, 2500A, 120/240/208 V
PARKING:	Ample
FIRE PROTECTION:	Wet Sprinkler System



*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.

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