

For Lease

Office/Whse/Industrial

548 Donald Street, Unit 4
Bedford, NH 03110



Building Size:	Single Story 51,494 SF Multi-Tenant
Space Available:	3,000 SF, Unit 4
Site Acres:	6.55 Acres
Type / Use:	Office / Warehouse / Industrial
Zoning:	Service/Industrial
Parking:	10 Spaces
Lease Rate:	\$12.00 PSF NNN
Comments:	Highly sought after warehouse space in Bedford, NH. One 8' loading dock door, small office space and a break room. Includes 900 SF mezzanine with Two 2nd floor offices.



Stebbins Commercial Properties, Inc.

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com

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Bedford, NH 03110

Building Data:

Available Space:	3,000 SF with 900 SF Mezzanine
Construction Type:	Masonry
Construction Year:	1978
Ceiling Height:	17' to Bar Joist
Loading Dock Doors:	8' Overhead door
Windows:	Combination thermo pane
Columns:	30' x 30' spacing
Interior Finish:	Refurbished in 2020; warehouse, small office, mezzanine for office and storage

Site Data:

Signage:	On directory and on building
Lot Size:	6.55 Acres
Frontage:	Donald Street
Parking:	4 Spaces adjacent, 6 additional
Zoning:	Service/Industrial

Utilities:

Water:	Well
Sewer:	Private
Power:	100-125 amp 3 Phase 208 / 220 available
Lights:	New LED
Heating:	Oil / FHA
Alarm:	Fire Alarm System
Sprinklers:	No

Lease Information:

Lease Rate:	\$12.00 PSF NNN
NNN:	\$2.50 PSF (2025)
Utilities:	Tenant to pay electricity and oil heat.



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