

For Lease

Office/Whse/Industrial

548 Donald Street, Unit 9A, 9B & 10A
Bedford, NH 03110



- Building Size:** Single Story 51,494 SF Multi-Tenant
- Space Available:** 9,450 SF, Unit 9A, 9B & 10A. Available 9/1/26
- Site Acres:** 6.55 Acres
- Type / Use:** Office / Warehouse / Industrial
- Zoning:** Service/Industrial
- Parking:** 6-8 spaces adjacent to units, other onsite parking
- Lease Rate:** \$10.00 PSF NNN
- Comments:** Now available: 9450 SF cross dock warehouse. Three combined 3,150 SF units of flexible space in highly desirable Bedford, NH location. Efficient cross dock offers excellent flow for distribution, logistics or light industrial use, with easy access to Rte. 101 and I-93 for regional connectivity.



Stebbins Commercial Properties, Inc.

730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
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Building Data:

Available Space:	9,450 SF
Construction Type:	Masonry
Construction Year:	1978
Ceiling Height:	17' to Bar Joist
Overhead Doors:	Six (6) Overhead doors
Windows:	Combination thermo pane
Columns:	30' x 30' spacing
Interior Finish:	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:	6-8 Spaces adjacent to units, other onsite parking
Zoning:	Service/Industrial

Utilities:

Water:	Well
Sewer:	Private
Power:	120/208/200 amp single phase
Lights:	New LED
Heating:	Oil / FHA
Alarm:	Fire Alarm System
Sprinklers:	No

Lease Information:

Lease Rate:	\$10.00 PSF NNN
NNN:	\$2.50 PSF (2025)
Utilities:	Tenant to pay electricity and oil heat.



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