

308 South River Road, Bedford, NH

MODERN LOGISTICS

REDEFINED

BUILD-TO-SUIT AVAILABILITY
DELIVERY 2027



150,000 SF | 32' CLEAR HEIGHT
CLASS A LOGISTICS FACILITY
FOR LEASE



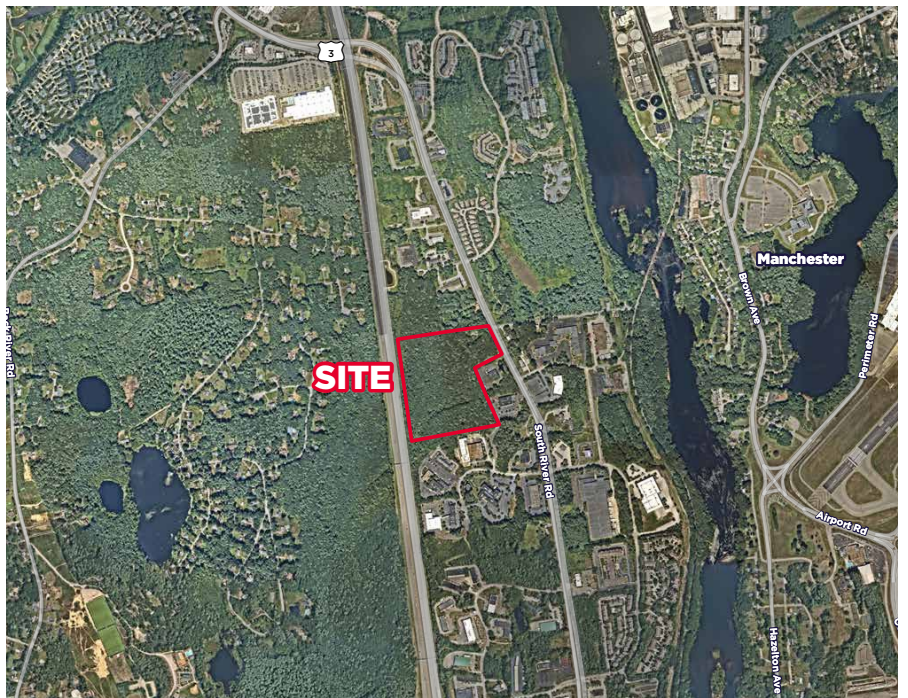
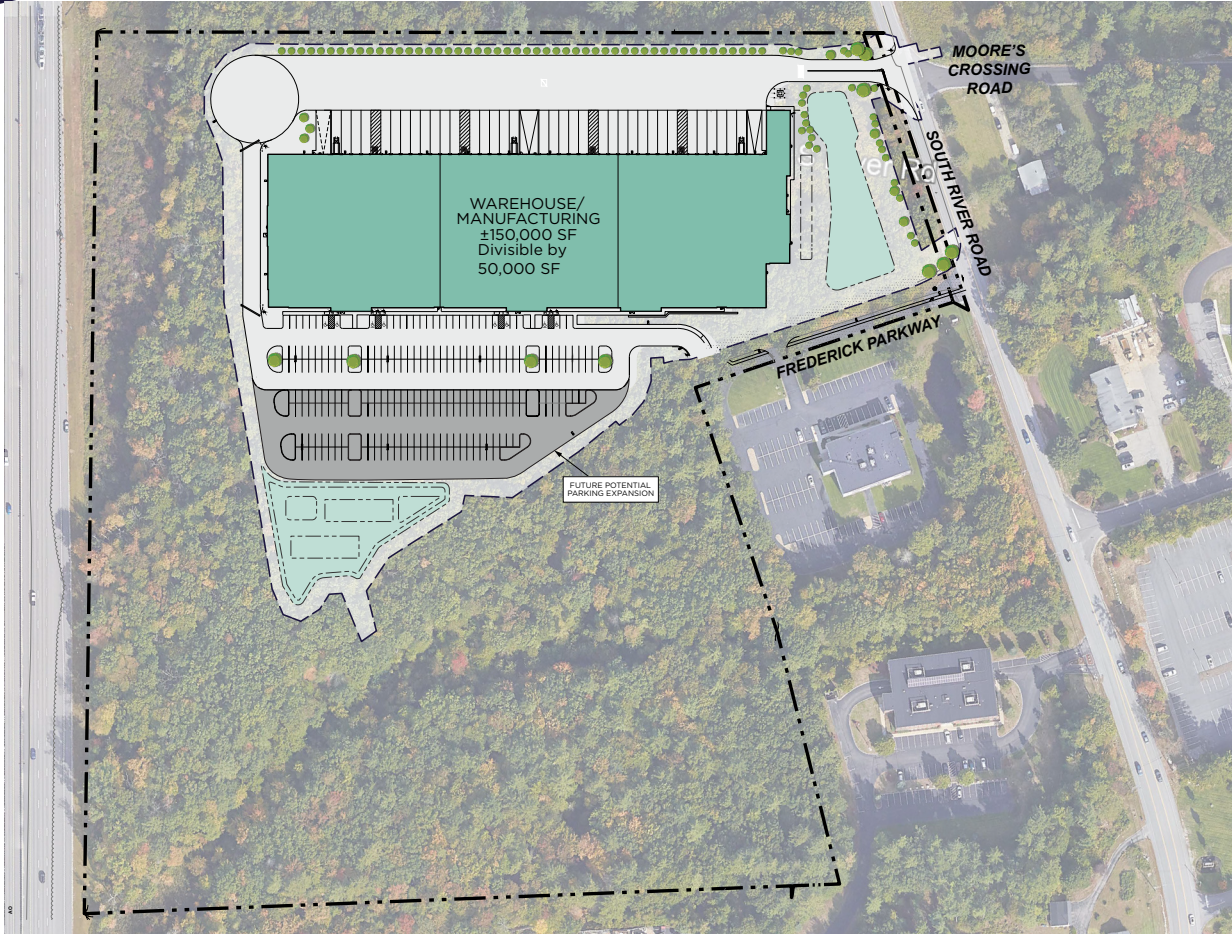
**CUSHMAN &
WAKEFIELD**

YOUR FUTURE LOGISTICS SOLUTION IS HERE

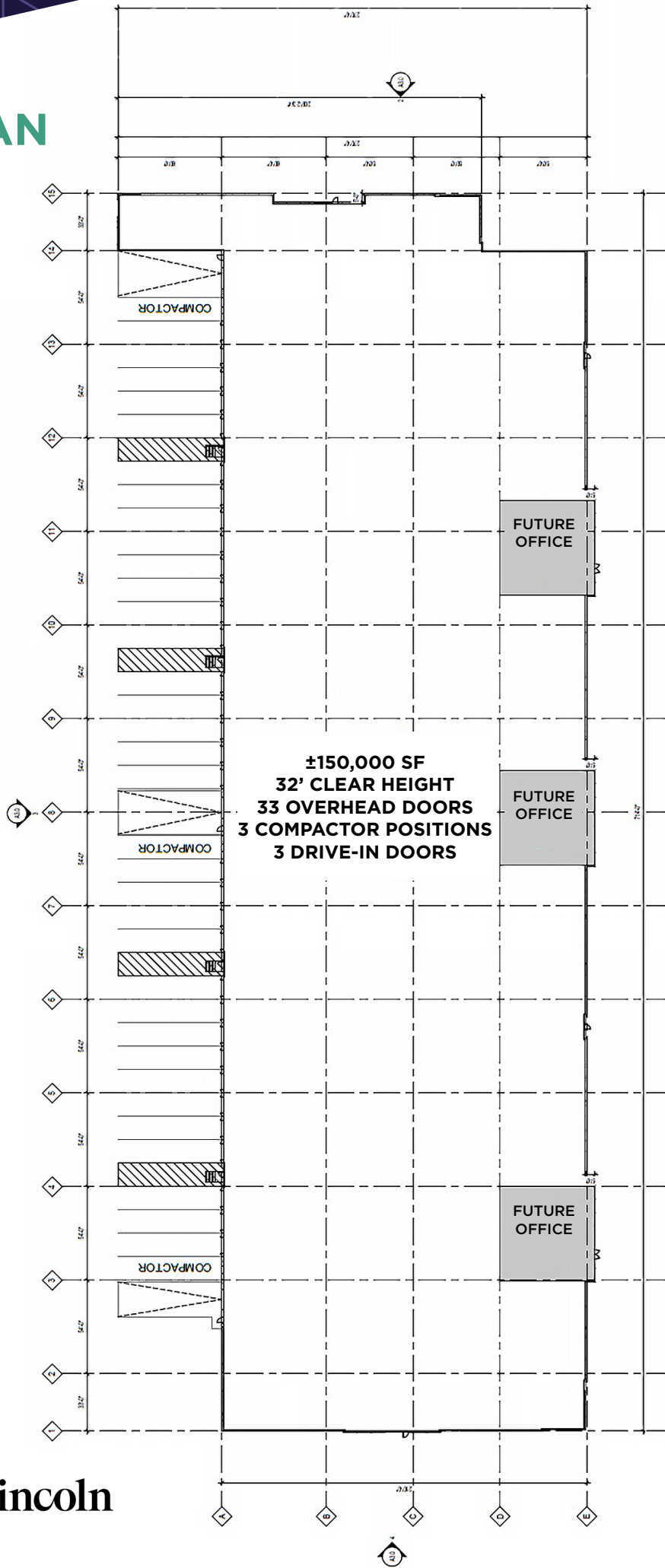
PROPERTY SPECIFICATIONS

Building Size SF	150,000 SF Divisible by 50,000 SF	Truck Court Depth	135'
Office Area	Approx. 3% - 5% (Not Built)	Building Construction Type	Tilt Up Concrete
Lot Size	27.25 Acres	Roof Type	60 Mil Mechanically Attached White TPO
Clear Height	32'	Floor Thickness	7" on 12" of Rock Base
Column Spacing	Typical: 50' x 50' Speed Bay: 60' x 50'	Floor Load	4,000 PSI
Car Parking	122 Spaces (Expandable by 140 Spaces to 262)	Fire Protection	ESFR
Zone	Performance Zone	Power	3,000 amps
Utilites	Electric: Eversource Water/Sewer: Town of Bedford Natural Gas: Liberty Utilities	Dock Equipment	Dock Levelers: (33) 35K Capacity Mechanical Dock Levelers Dock Seals/Shelters: (33) Black Vinyl Dock Seals Dock Lights: LED Light with 40" Arm Z-guards: Included at all door positions Power: (33) Duplex Receptacle at Dock Positions with Levelers
Loading	Dock Doors: (33) 9' x 10' Manual Vertical Lift Dock Doors Overhead Drive-In Doors: (3) 14' x 16' Electric Vertical Lift Drive-In Doors		

SITE PLAN / AERIAL



FLOOR PLAN



CORPORATE NEIGHBORS



308 South River Road, Bedford

RETAIL AMENITIES



308 South River Road, Bedford

THE NEW HAMPSHIRE ADVANTAGE



Low Business Taxes



No Sales, Income, Use, or Estate Tax



Economic Revitalization Zone Tax Credits



Highly Educated Workforce

#1

State for Economic Opportunity (U.S. News & World Report, 2024)

#1

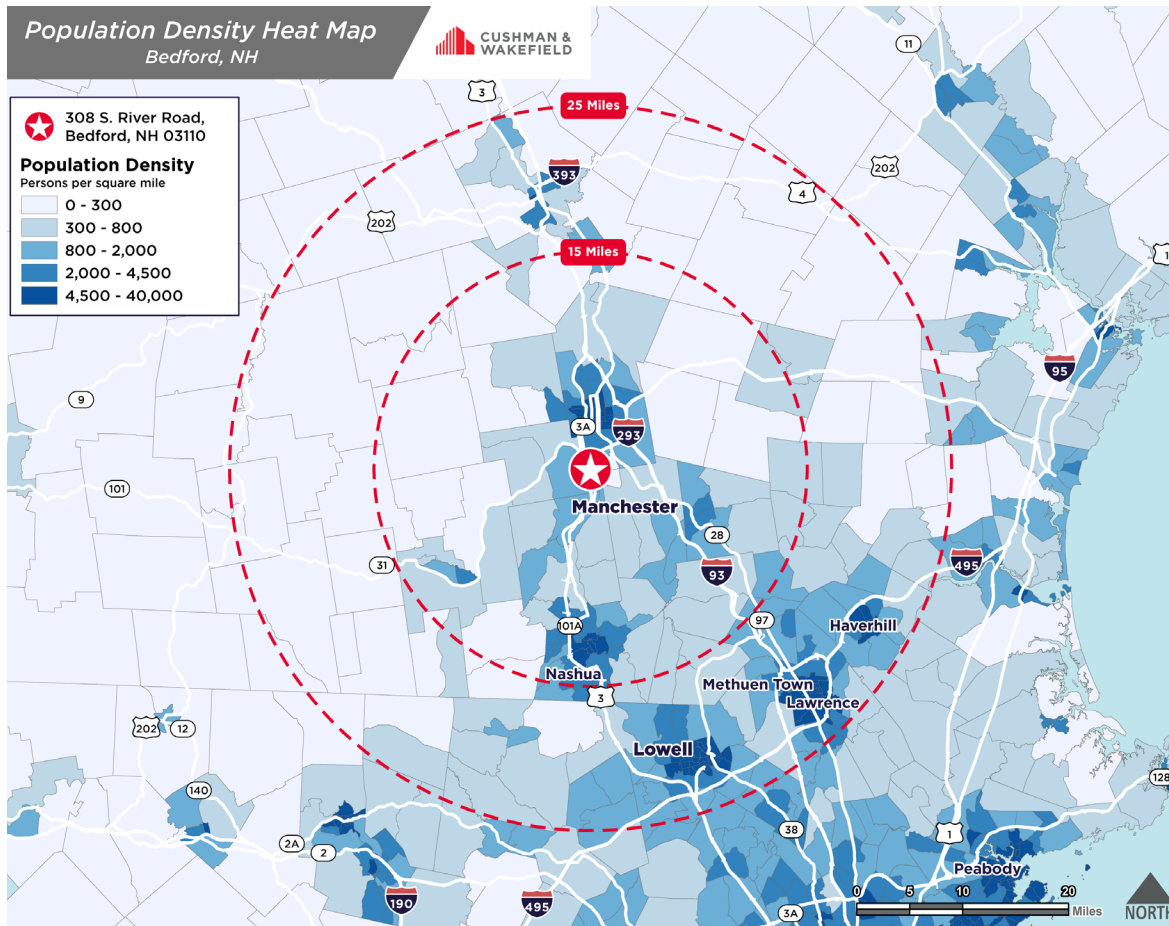
Domestic Airport (Travel + Leisure, 2023)

#1

Best State to Relocate (Kiplinger)

#3

Best State for Jobs (WalletHub, 2023)





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