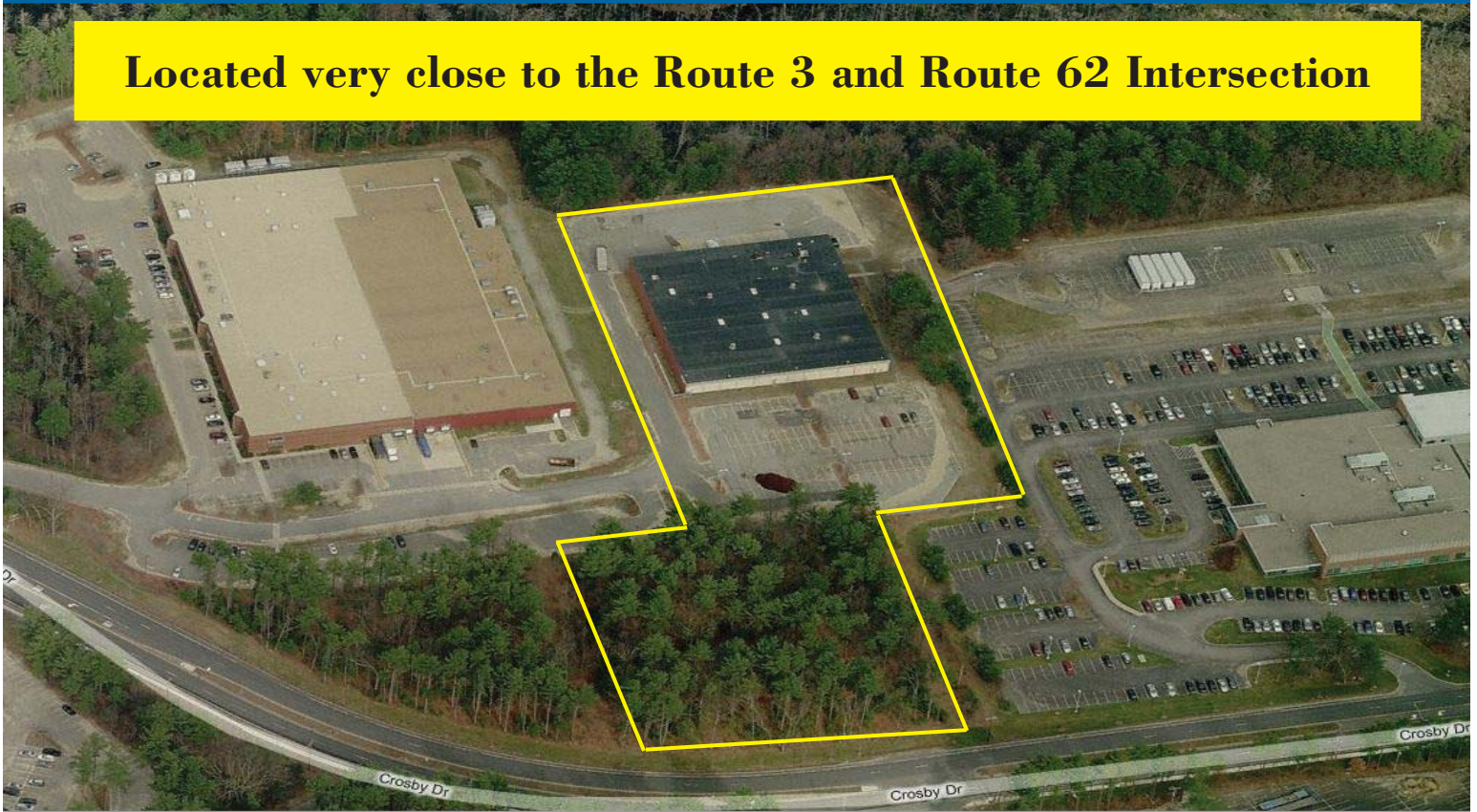


For Lease

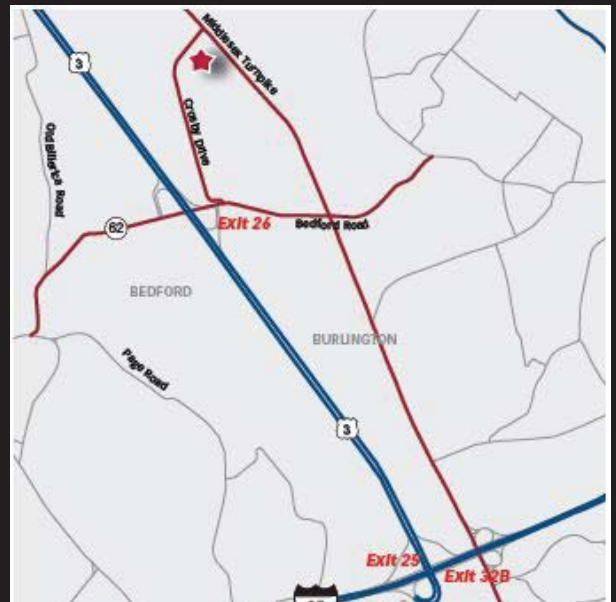
39 Crosby Drive Bedford, Massachusetts

Located very close to the Route 3 and Route 62 Intersection



Space Available: 19,000 s.f.

Strategically located minutes from the intersection of I-95 (Route 128) and Route 3 (off at Exit 26), 39 Crosby Drive, Bedford, MA is a quality Industrial Warehouse Facility available for lease. The building is situated on 5.57 acres, was built in 1970, and features 22' clear height, 3 loading docks with levelers and 2,500 s.f. office space.



Listing Agent:
**THE STUBBLEBINE COMPANY/
CORFAC INTERNATIONAL**

ABOUT THE PROPERTY



SPECIFICATIONS:

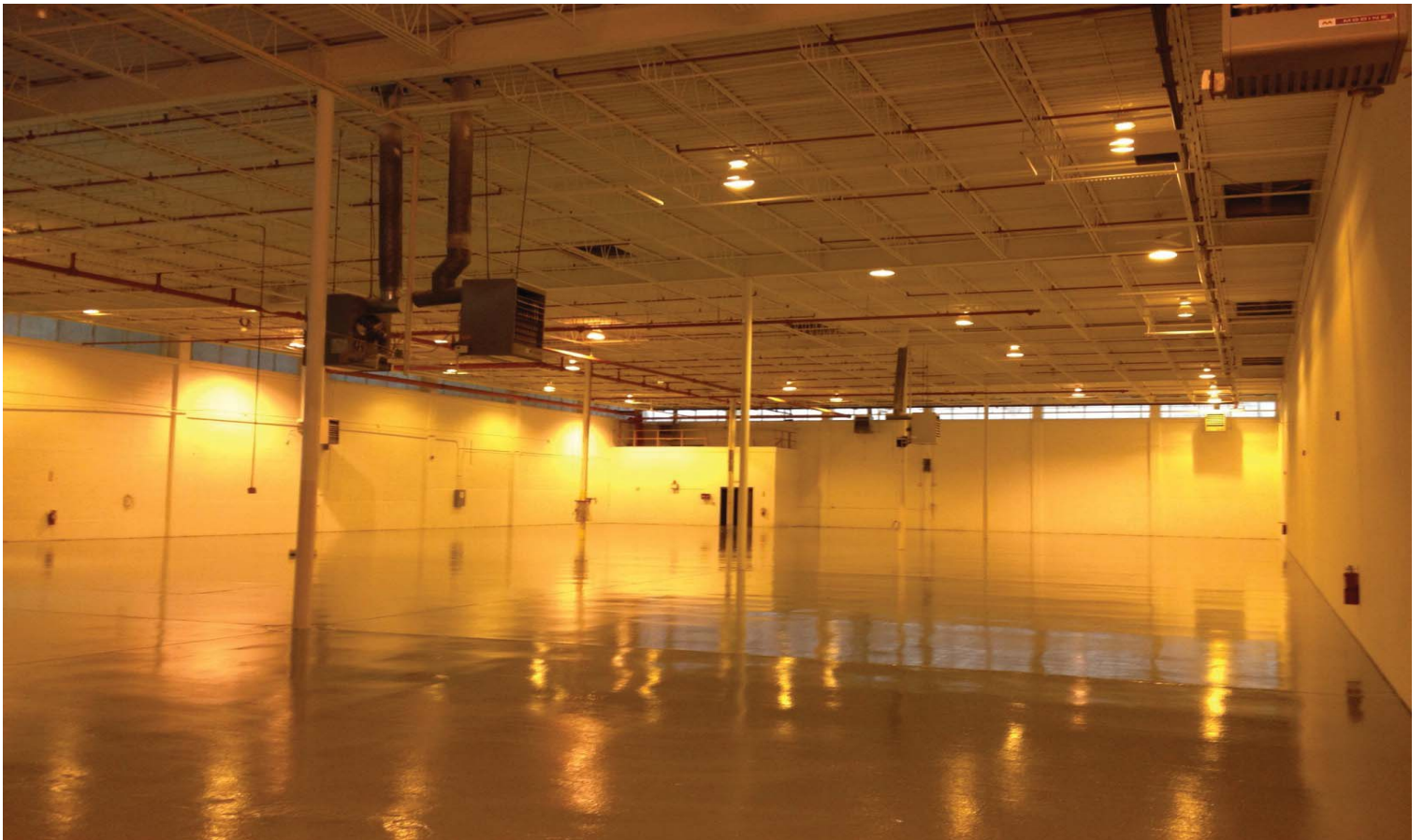
| | |
|-----------------------------|--|
| Total Building Size: | 38,481 s.f. +/- |
| Total Available: | 19,000 s.f. |
| Site: | 7.57 acres +/- |
| Ceiling Height: | 22' clear |
| Loading: | Three (3) loading docks with levelers |
| Bay spacing: | 31'10" x 40' |
| HVAC: | Warehouse: 20 gas fired Modine units Office: 15 tons of cooling via two package units |
| Sprinkler: | Wet system |
| Sewer/Water: | Town of Bedford |
| Warehouse Lighting: | Metal Halide |
| Power: | 400 amps, 480 volts |
| Year built: | 1970 |
| Roof material: | Fully adhered EPDM membrane |
| Floor: | Poured concrete |
| Frame/Structure: | Metal frame with concrete block and metal wall exterior |



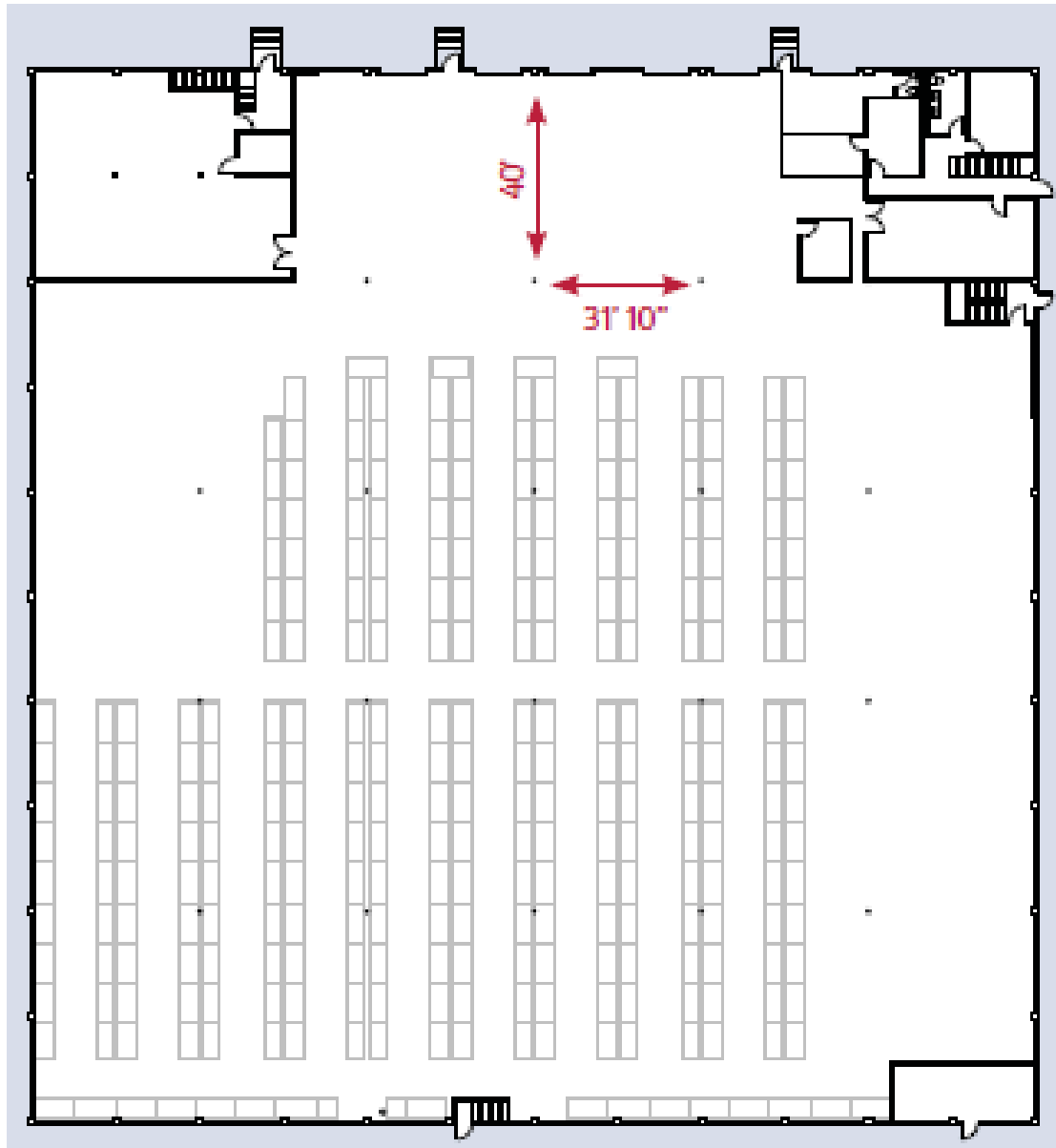
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INTERIOR



FLOOR PLAN



LOCATION



39 Crosby Drive is an ideal location and just....

- .5 mile to Route 3
- 3 miles to I-95

(approximate distances)

For more information regarding this project please contact:



Listing Agent:
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

David Stubblebine
James Stubblebine

**The Stubblebine Company/
CORFAC International**
781-862-6168