

UNITS FOR LEASE

Flex/Office Facility

30 Harvey Road

Bedford, NH



Units for Lease:

30 Harvey Road
Bedford, NH

Office/Warehouse for Lease

2,400 ± SF

(Unit 2/3)

Office/Flex for Lease

4,000 ± SF

(Penthouse)

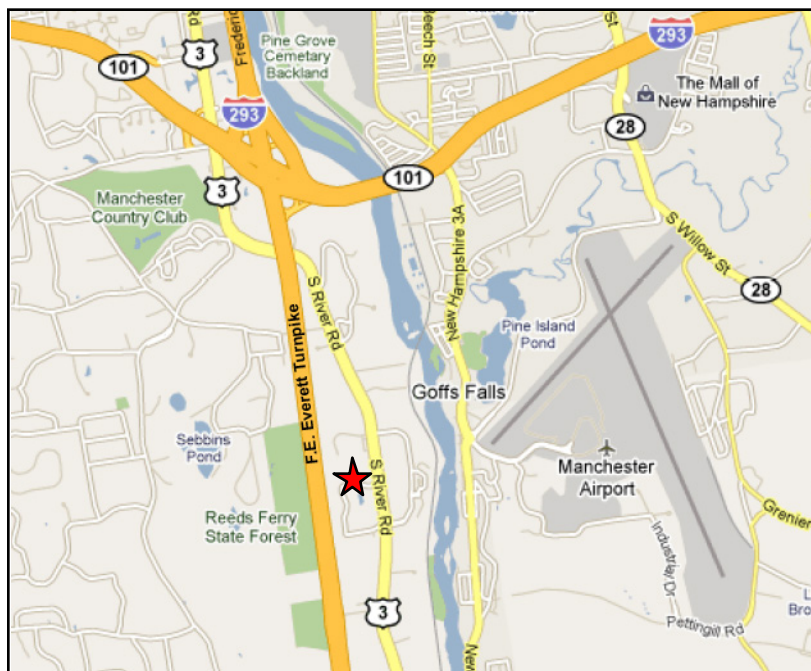
30 Harvey Road is a 20,250 ± SF manufacturing/flex facility on 3+ acres now offering units for lease.

The site is located within Bedford's business friendly "Route 3" corridor "Performance Zone District", which allows a wide range of mixed uses.

The buildings "East Wing", a 6,000 ± SF single-story section, is made up of individual flex units, currently one, 2,400 ± SF unit remains for lease; a mix of office finish and warehouse.

Additionally, the 2nd floor "penthouse" is currently available for lease providing large, open floor plan flexibility with much natural light.

30 Harvey Road is conveniently located approximately one half mile South to the Route 3 airport access road interchange (under construction) and 4 miles (North) to the Interstate 293 interchange.



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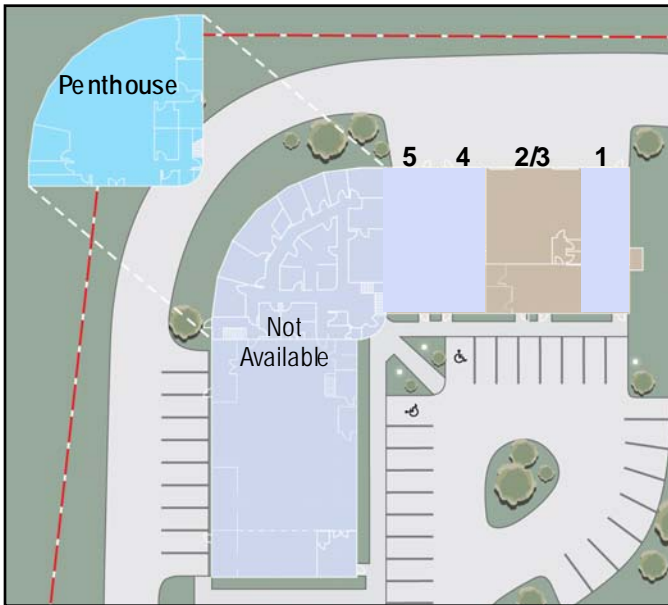


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30 Harvey Road, Bedford, NH
Units for Lease



| Use | Unit | SF | Lease Rate |
|--------|-----------|-------|----------------|
| Flex | 2/3 | 2,400 | \$7.00 psf nnn |
| Office | Penthouse | 4,000 | \$7.00 psf nnn |

- Total Building SF:** 20,256 ± SF
- Site Size:** 3.17 ± acres
- Electric:** 208 Volt, 3 Phase (serviced by PSNH)
All separately metered per individual unit
- Utilities:** Municipal Water & Municipal Sewer
- HVAC:** LP Gas fired overhead units in warehouse spaces; Central HVAC services finished office areas.
- Construction Year:** 1987
- Shipping (Unit 1-5):** 8' x 8' overhead drive-in doors
(one bay per 1,200 SF unit)
- Zoning:** Performance Zone (PZ)
- Clearance:** Warehouse: 16' height
Penthouse: 9' high suspended ceilings
- Signage:** Company directory signage on road plus individual entrance signs at each unit entrance.

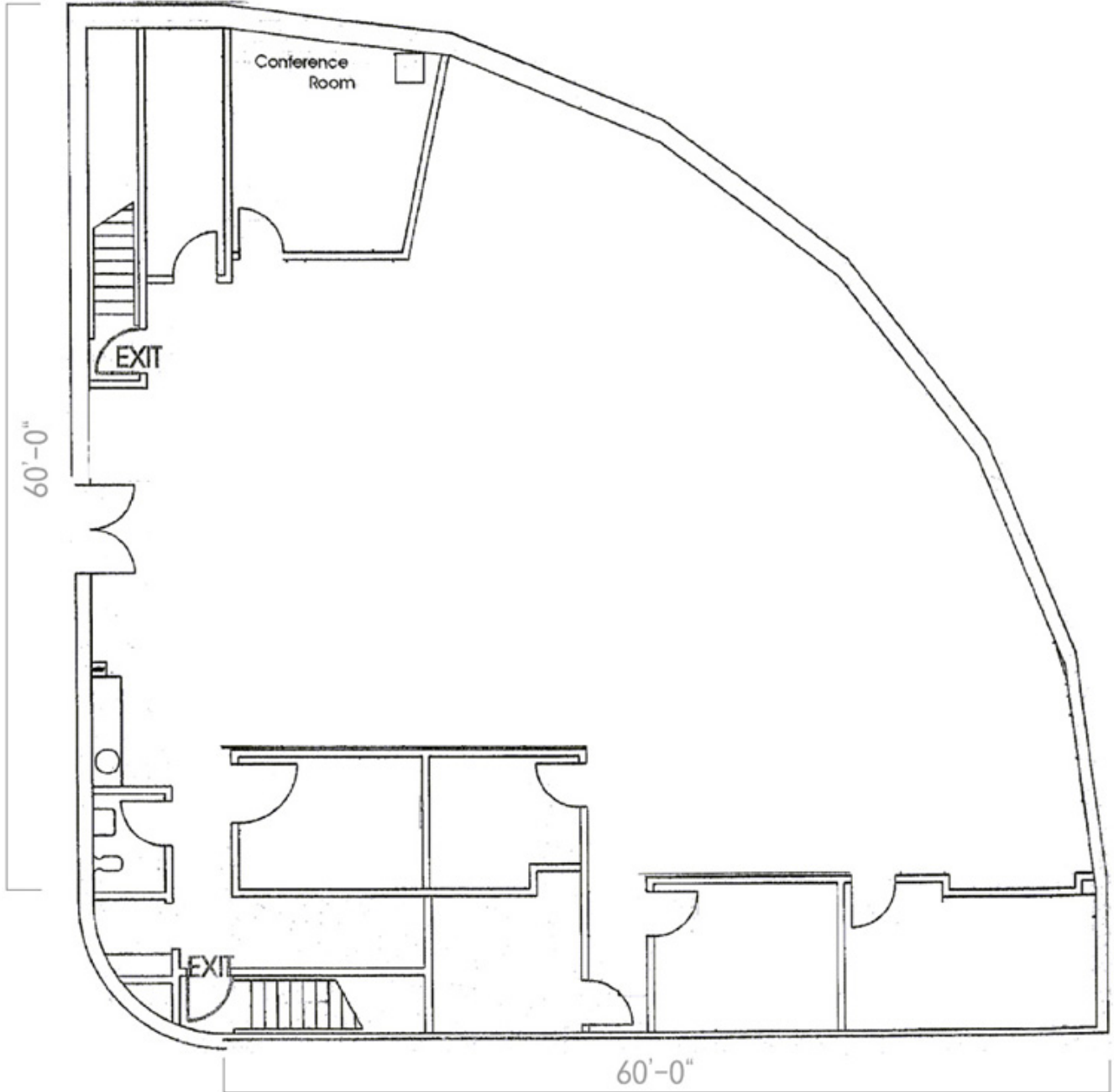


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