



**WAREHOUSE
FLEX SPACE
FOR LEASE**

FOR LEASE

**10 COMMERCE PARK NO. UNIT
#11B, BEDFORD, NH 03110**

**2,700 +/- SF Available
(1st Floor, Suite 11B)**

PROPERTY INFORMATION



2,700 +/- SF For Lease
10 COMMERCE PARK NO. UNIT #11, BEDFORD, NH 03110
\$13.00 PSF NNN

DESCRIPTION:

10 Commerce Park No. is an attractive, well known flex park extremely well cared for by hands on property owners. Conveniently located on South River Road's commerce corridor lending well to a small contractor business; users in need of high clearance warehouse or similar property requirements. The park has curb appeal with well manicured grounds, walking trails, updated lighting and newly paved parking lots tenants are proud to occupy.

PROPERTY FEATURES:

- On-Site Surface Parking
- Office Mixture With A Variety Of Health Oriented Uses
- 18' Clear Height
- Public Water & Sewer
- Performance Zone

DEMOGRAPHICS



2026 SUMMARY

2026 SUMMARY	2 MILE	5 MILE	10 MILE
Population	11,802	132,187	283,463
Households	4,973	53,139	112,519
Families	3,269	32,039	72,939
Avg HH Size	2.34	2.42	2.46
Median Age	42.6	38.9	40.5
Median HH Income	\$94,689	\$81,752	\$98,508
Avg HH Income	\$128,817	\$115,774	\$135,054

BUSINESSES (10 MILE)



13,411

TOTAL BUSINESSES



157,605

TOTAL EMPLOYEES

INCOME (10 MILE)



\$98,508

MEDIAN HH INCOME



\$53,733

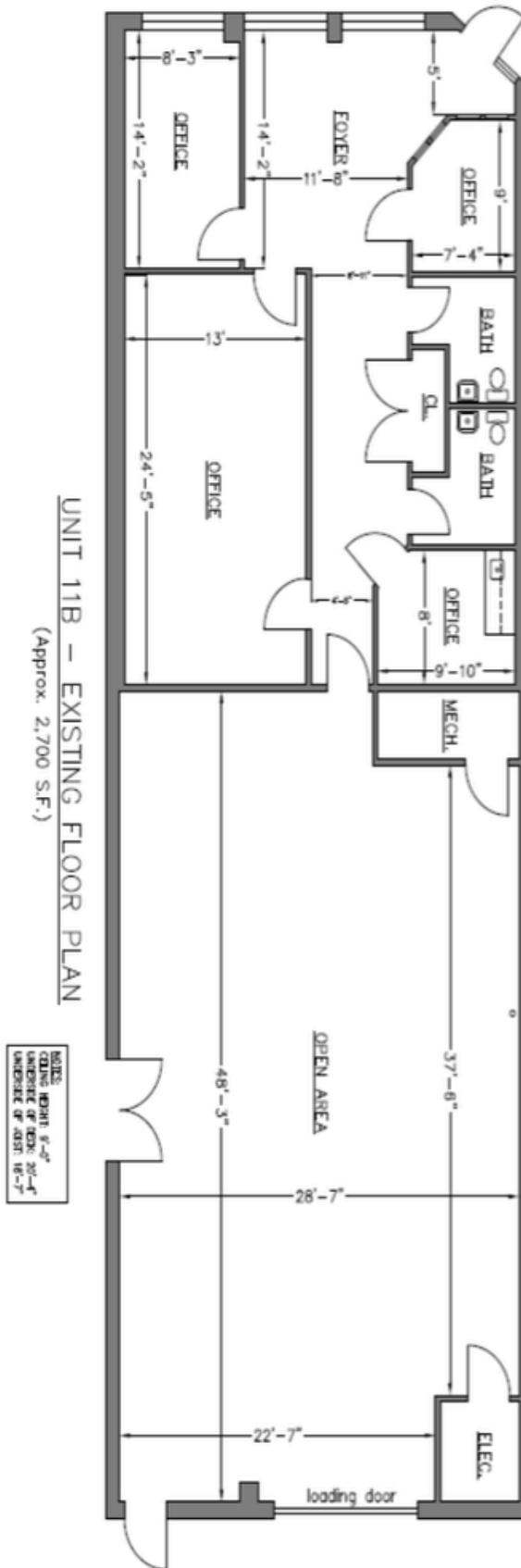
PER CAPITA INCOME



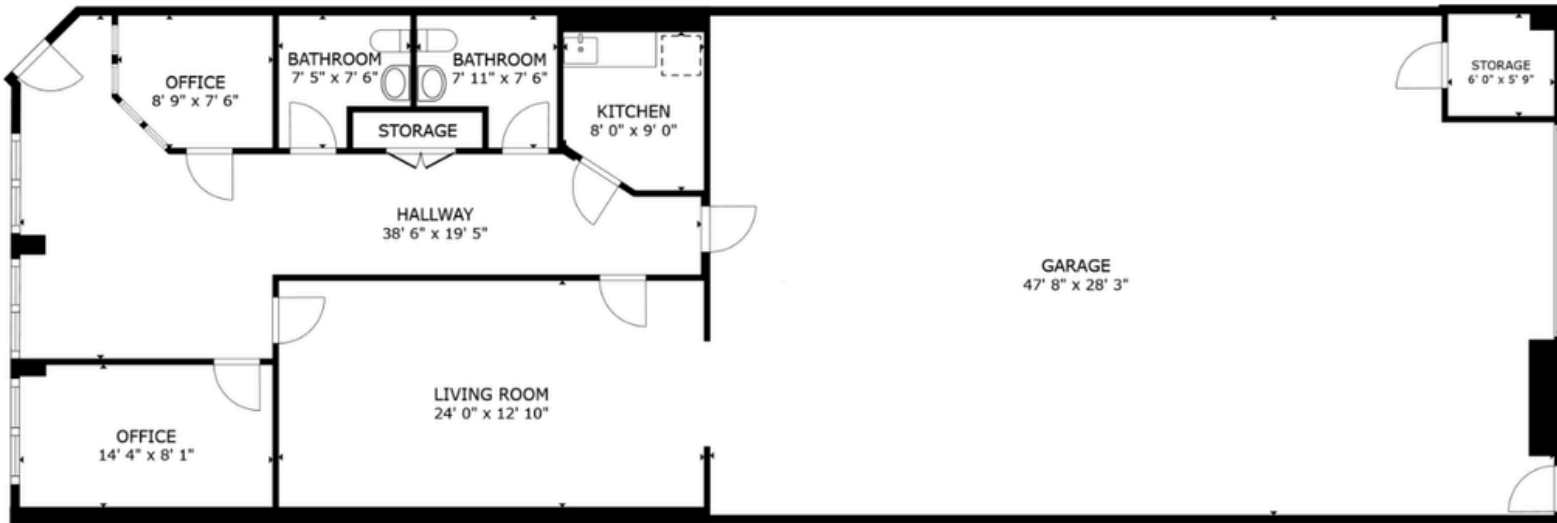
\$332,564

MEDIAN NET WORTH

FLOOR PLAN



FLOOR PLAN, CONT.



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THIS OFFERING IS SUBJECT TO THE FOLLOWING ASSUMPTIONS AND LIMITING CONDITIONS:

NAI Norwood Group assumes no responsibility for matter legal in character, nor do we render any opinion as to the title which is assumed to be good.

We believe the information furnished to us by the owners and others is reliable, but we assume no responsibility for its accuracy.

Buyers should not rely on this information, and Buyers should make their own investigation of any and all aspects.

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