

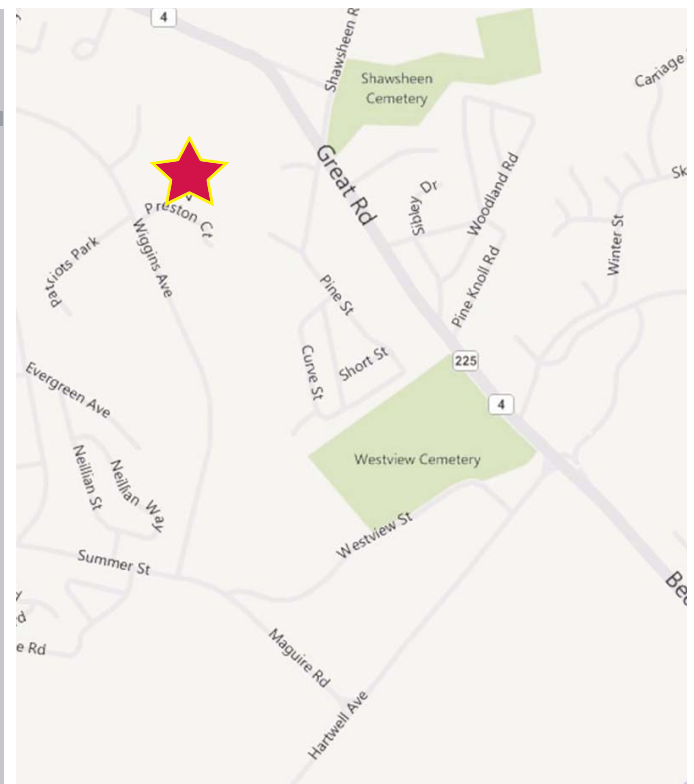
# 4 PRESTON COURT | BEDFORD, MA

## 2,251 - 4,811 SF for Lease



### BUILDING/AREA INFORMATION:

<b>TOTAL SIZE</b>	24,751 SF
<b>AVAILABLE SPACE</b>	1st floor: 2,560 SF 2nd floor: 2,251 SF
<b>PROPERTY TYPE</b>	Office/Flex/R&D
<b>ZONING</b>	Light Industrial
<b>HVAC</b>	Fully air conditioned
<b>POWER</b>	400 amp, 277/480v, 3 phase, 4 wire
<b>ELEVATOR</b>	One 4,500 lb capacity passenger/freight
<b>PARKING</b>	3.5/1,000 SF
<b>UTILITIES</b>	<i>Electric:</i> NSTAR/National Grid <i>Water:</i> Town of Bedford <i>Sewer:</i> Town of Bedford



### contact information

Sean Ryan, Associate | 617 457 3357 | [sryan@naihunneman.com](mailto:sryan@naihunneman.com)  
 Dan Collins, Vice President | 617 457 3252 | [dcollins@naihunneman.com](mailto:dcollins@naihunneman.com)



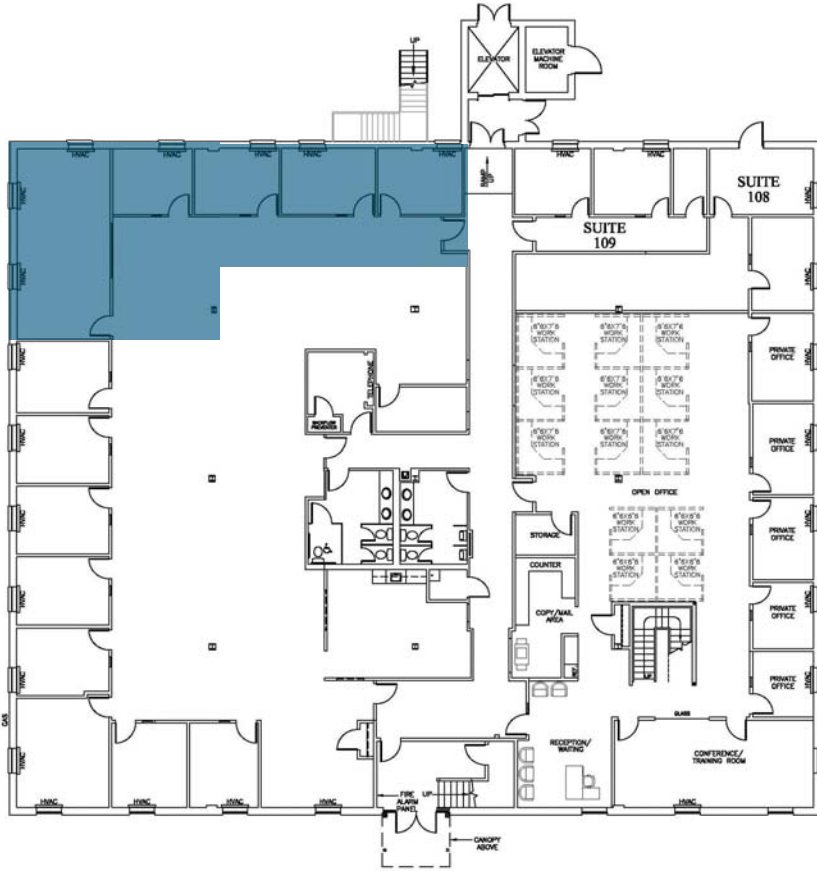
Commercial Real Estate Services, Worldwide.

303 Congress Street | Boston, MA 02210 | 617 457 3400 | [www.naihunneman.com](http://www.naihunneman.com)

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale or lease, or withdrawal without notice.

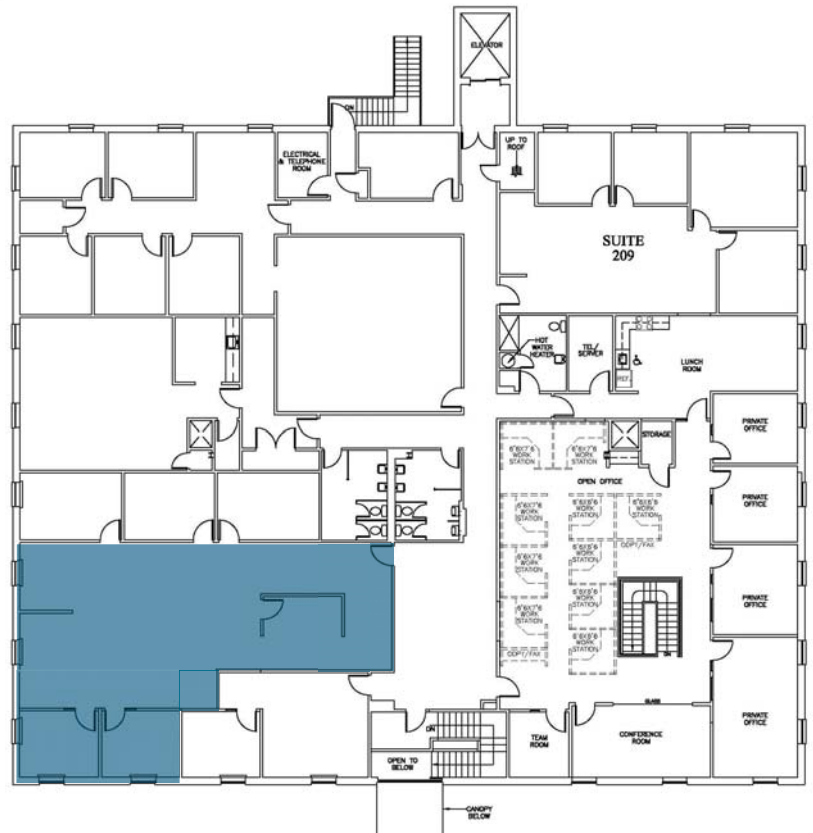
# 4 PRESTON COURT | BEDFORD, MA

## Floor Plans



First Floor: 2,560 SF Available

Second Floor: 2,251 SF Available



# 4 PRESTON COURT | BEDFORD, MA

## 2,700 - 9,000 SF for Lease

### LOCATION

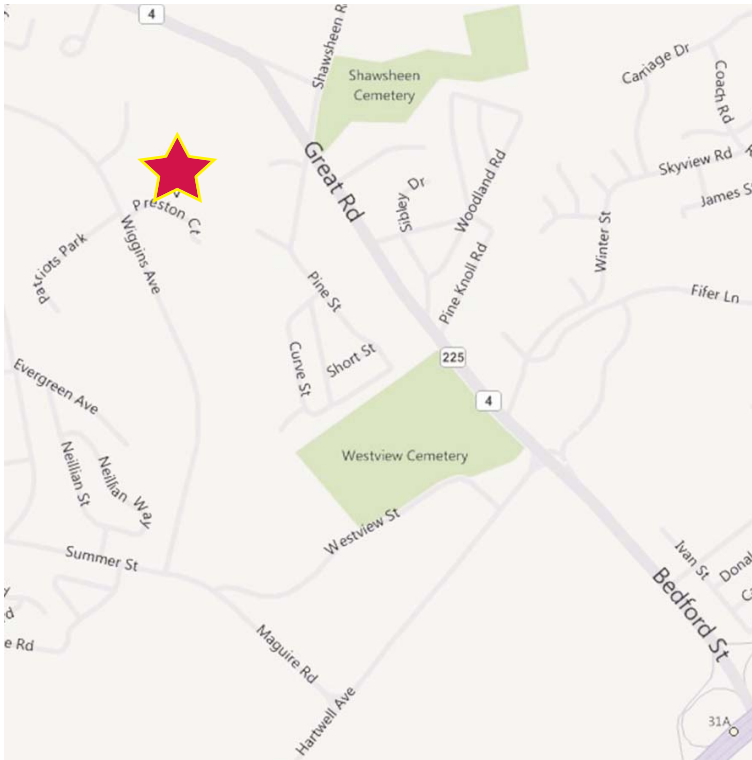
Located off Wiggins Avenue near Hartwell Avenue, minutes from Exit 31 (Route 4/225) off Route 128/I-95

Just 13 miles northwest of Boston, Cambridge and Logan Airport

Convenient access to Boston via Route 2, I-93 and the Mass Pike (I-90)

Direct access to Cambridge via Route 2

Easy commute from the area's most desirable residential communities



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