



1-3 DEANGELO DRIVE

BEDFORD, MA

FOR SALE | 12,650 SF OFFICE/FLEX BUILDING

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THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

12,650 SF Office/Flex Building

LOCATION DESCRIPTION

- Located 1.5 Miles from I-95/Rt.128 and Hartwell Ave
- 5 Minutes from Hanscom Air Force Base
- Situated jut feet from the MinuteMan Commuter Bikeway
- Walking distance to multiple MBTA bus stops on Loomis St

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,688	37,592	259,986
Total Population	30,572	99,119	654,448
Average HH Income	\$174,856	\$174,426	\$146,239

PROPERTY SPECIFICATIONS

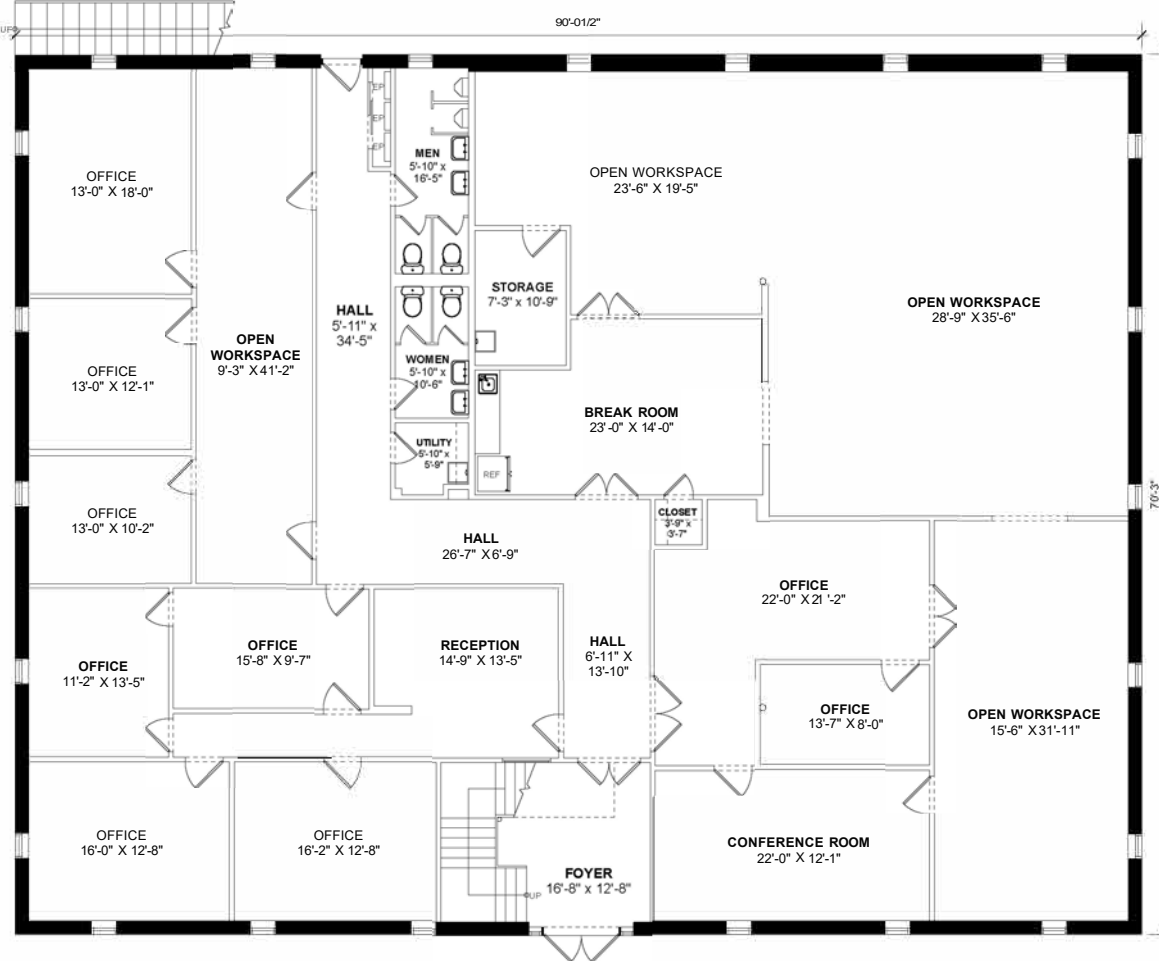
Building Size:	12,650 SF
Lot Size:	30,230 SF
Stories:	Two (2)
Year Built:	1970
Zoning:	Commercial (C); Depot Area Mixed- Use Overlay District
Sewer/Water:	Town
Heat:	Gas
AC:	100%
Construction:	Steel Frame & Block
Roof:	Rubber
Parking Spaces:	44 (3.67/1,000 SF)
Sale Price:	\$2,300,000

ADDITIONAL PHOTOS

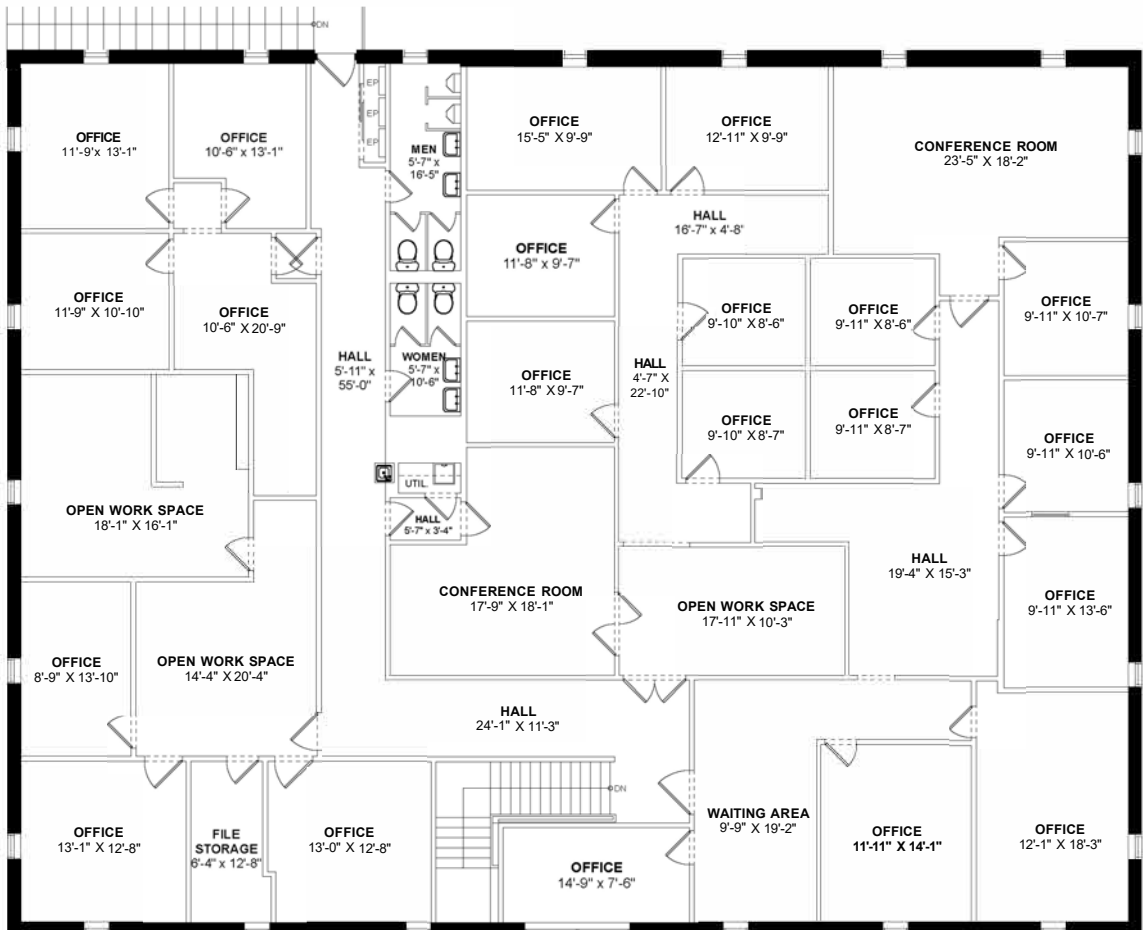


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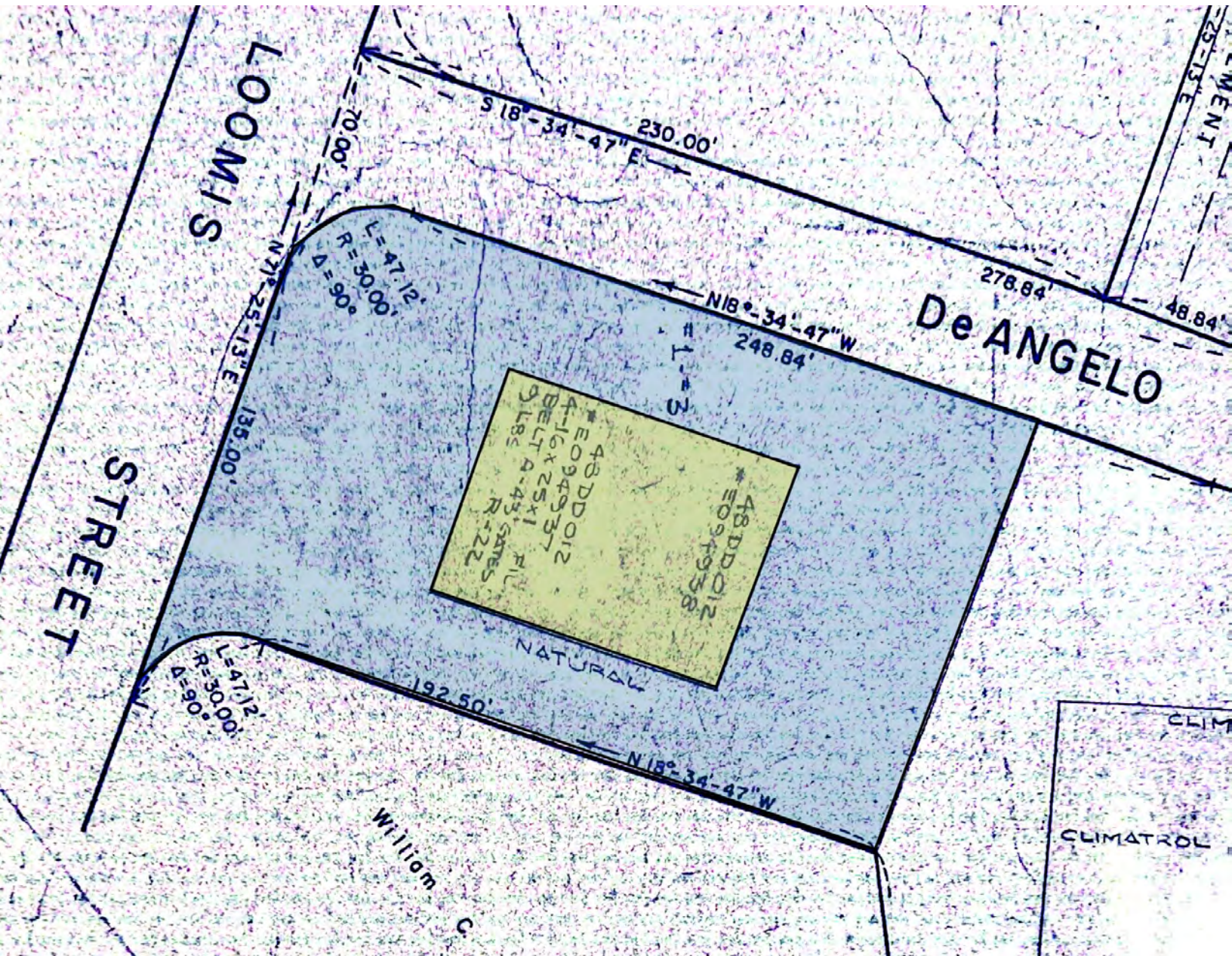




FIRST FLOOR PLAN
Ceiling Height= 8'-10"



SECOND FLOOR PLAN
Ceiling Height= 10'-3"



LOCATION OVERVIEW

LOCATION

A number of outstanding amenities are conveniently situated within one mile of the subject property including Whole Foods, Starbucks, Dominos, Stop & Shop, Bruegger's Bagels, Dunkin', TD Bank, and Bank of America.

Corporate neighbors include Spire Corporation, N2 Biomedical, Homology Medicines, Verseau Therapeutics, Millipore Sigma, Cardinal Health, ThermoFisher, and Labcorp.

Distance to Highways:

I-95:	1.5 Miles
Route 3:	2.2 Miles
Route 2:	5.5 Miles



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