



OFFERING MEMORANDUM

4 BEDFORD, MA 01730
PRESTON COURT

Executive Summary

4 Preston Ct,
Bedford, MA 01730



OFFERING SUMMARY

Sale Price:	\$5,295,000
Building Size:	24,751 SF
Lot Size:	1.38 Acres
Number of Units:	6
Price / SF:	\$213.93
Year Built:	1974
Renovated:	1999
Zoning:	AE
Market:	Boston MSA
Submarket:	Concord/Maynard

PROPERTY OVERVIEW

Rarely available in Greater Boston's most sought-after investment class, 4 Preston Court is a 24,751 +/- SF, two-story multi-tenant R&D/flex building positioned in Bedford's IND-B (I2) zoning district, adjacent to Lexington's prestigious Hartwell Avenue innovation corridor. The property is ideally configured for an owner-user seeking to occupy 50-60% of the building while retaining income from an established, diverse tenant base that includes health providers and R&D occupants.

The building features flexible floor plates serviced by a 4,500 lb. capacity passenger/freight elevator, accommodating a broad range of uses including corporate office, R&D, laboratory, biotech, and light manufacturing. Bedford's I2 zoning further supports medical office and out-patient clinic uses by right, making this an exceptionally versatile asset.

The location delivers immediate access to one of New England's deepest talent pools, with approximately 16,053 highly skilled professionals within a 3-mile radius. Corporate neighbors include Thermo Fisher Scientific, Stoke Therapeutics, Diversified Technologies, Cubic PV, and UCB. The property is surrounded by conservation land, is steps from the Minuteman Bikeway, and sits minutes from Hanscom Air Force Base. Direct access to Routes 2, 3, 128/I-95, and 225 ensures seamless regional connectivity.

For the owner-user or investor, 4 Preston Court represents a rare opportunity to secure a flagship presence in one of Massachusetts' most resilient and in-demand industrial R&D submarkets.

Property Details

Sale Price:	\$5,295,000
Building Size:	24,751 SF
Available SF:	15,000 SF
Lot Size:	1.38 Acres
Floors:	2
Parking Ratio:	3.64:1000 SF
Number of Units:	6
Year Built:	1974
Renovated:	1999
Elevator:	4,500 LB Passenger/Freight
Sprinklers:	Wet
HVAC:	New Johnson Controls System
Windows:	Recently Replaced
Zoning:	IND-B
Roof:	Rubber Membrane
Environmental:	21-E on File
Lender:	Enterprise Bank
2020 Renovations:	All new windows, HVAC controls, LED lighting throughout, renovated restrooms, common area carpet and paint.
2021 Renovations:	New Bryant RFU HVAC unit, new Comcast wiring for high-speed data, new elevator motherboard, repaved the front driveway.
Submarket:	Concord/Maynard

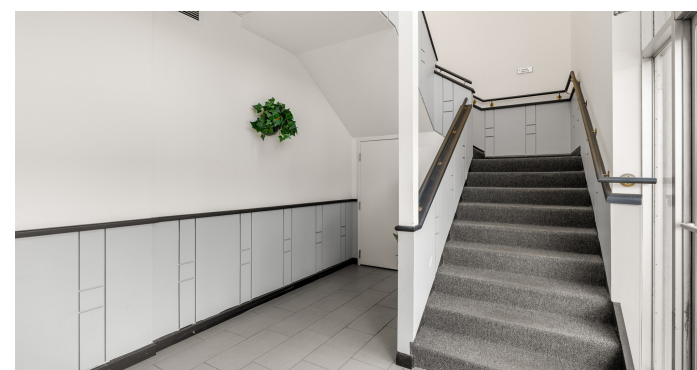
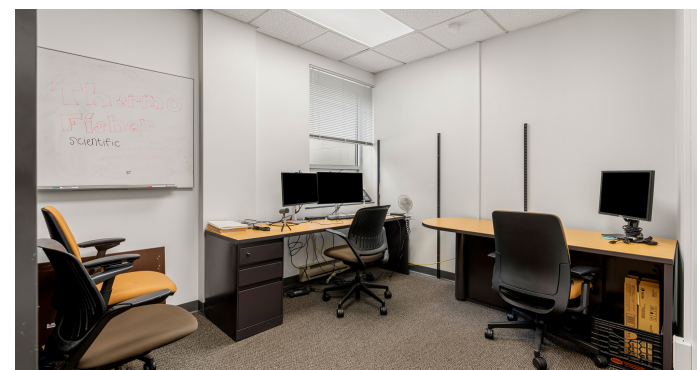
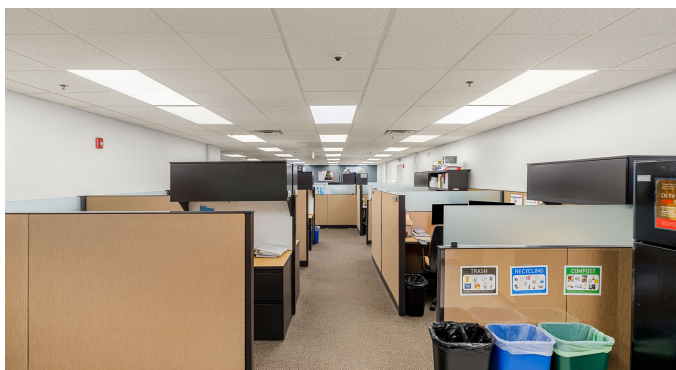


Preston Court Neighbors

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Bedford, MA 01730



Interior Photos



Amenity Map

verizon Blue Fuji
Middlesex Savings Bank
WHOLE FOODS MARKET
Domino's Pizza
Starbucks COFFEE
RED HEAT
SUNOCO
Jersey Mike's SUBS

Patriot Golf Course

STOP & SHOP
Western Union WU
T.J. MAXX
ACE Hardware
PET SUPPLIES PLUS

ORACLE
cadence
VERACODE
Blue Sky CENTER

Bedford High School

TD Bank

CVS

BERKSHIRE GREY

BEDFORD Plaza Hotel
McDonald's
Shell
BEDFORD HOUSE of ROAST BEEF

Wegmans

4 Preston Ct, Bedford, MA

werfen

ucb
ThermoFisher SCIENTIFIC
STROKE
CUBIC PV

labcorp

KOHL'S
AMC THEATRES
ups
Long's FINE JEWELERS SINCE 1878
BARNES & NOBLE
MEN'S WEARHOUSE
SONESTA
Simply Suites

Laurence G. Hanscom Field

PRECISION COATING
The Surface is Only the Beginning
ANIKA
HOMOMLOGY
Oxford Biomedica Solutions

CardinalHealth

Boston Children's Hospital

uniQure
T2 Biosystems
WAVE
janssen LIFE SCIENCES

WILLIAM DIAMOND MIDDLE SCHOOL

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