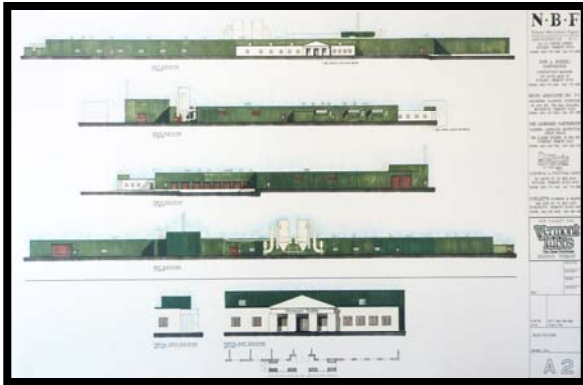


67 Tubbs Ave
Brandon, Vermont

Manufacturing
facility for Lease



Vermont Tubbs, a local manufacturer of contemporary furniture in Brandon, VT

A state of the art facility located strategically between Montreal, Boston and New York, just north of the town of Brandon, Vermont with all the space, power and amenities to accommodate the most demanding manufacturing operation.

Property: 19.67 acres with road frontage on Arnold District Road and Robert Wood Drive.
Services: Municipal Water & Sewer
Real Estate: 133,000 SF industrial building built in 1997 specifically for furniture manufacturing.
Electric Service: 4,000 amp 265/460
Ceiling Heights: 17 to 20 feet in manufacturing areas. 9 to 10 feet in offices.
Heating: Gas fired hot water system.
Office area: Approximately 8,000 SF heated and air-conditioned.
Property Taxes: \$98,678.40 (\$.74 SF). Assessment \$4,867,000.00
Features: Fully sprinklered, alarm and security cameras, 150 KW standby generator, metal deck membrane roof, 8 large loading docks, 2 drive in doors and 22,000 SF spray booth.

Rate: Bring all reasonable offers

Donahue & Associates

131 Church Street, Suite 200
Burlington, Vermont
T 802.862.6880
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Tony Shaw x 13

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Site Plan:



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