



DONAHUE
ASSOCIATES
 COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

**FOR LEASE/
 HIGH BAY
 WAREHOUSE**

**94 South Oak Circle,
 Colchester, VT 05408**



SUMMARY

Available Suites: Up to 19,842 SF
 1st level—18,414 SF
 2nd level—1,428 SF

Lease Price: \$8.50/SF NNN plus utilities

Building Sketch

Site/Parking: Great site access on 4 side of building with 17 permitted parking spaces and ample area for outdoor storage of trucks and materials

Zoning: BD Business Zone. Zoning provides flexibility for many commercial and industrial uses.

Overview:

Formerly utilized for steel manufacturing and warehouse space, this super structure building offers two levels of finished office area, with three clear span bays, drive through capabilities, and multiple large drive in doors.

Well designed reception and first floor offices with stairs up to the additional 2nd floor offices with access to a mezzanine over looking the shop area. Eleven large overhead doors, some as large as 16' allow for easy access and large materials.

The building benefits from ample electrical power, gas supply, and high ceiling height. A robust 6" reinforced slab accommodates heavy loads and the 2002 addition enjoys an in floor radiant heat system for a steady efficient heating source in this area.

The location is highly desirable with easy access to interstate I-89 via Exit 16.

CONTACT US

Donahue & Associates
 (802) 862-6880
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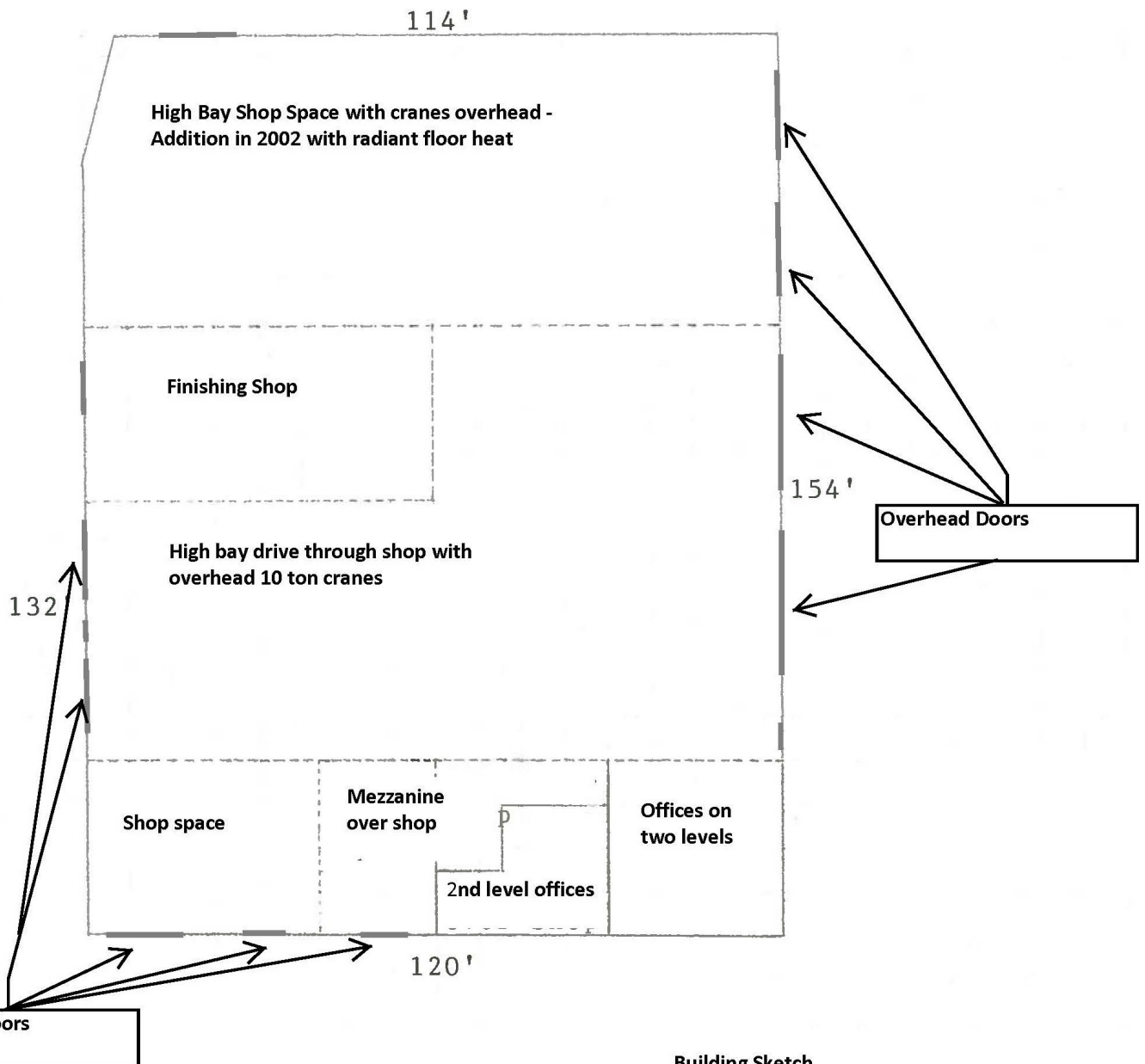


Steve Donahue
 Steve@donahueassociatesvt.com



FOR LEASE/ WAREHOUSE SPACE 94 South Oak Circle, Colchester, VT

FLOOR PLAN



Building Sketch

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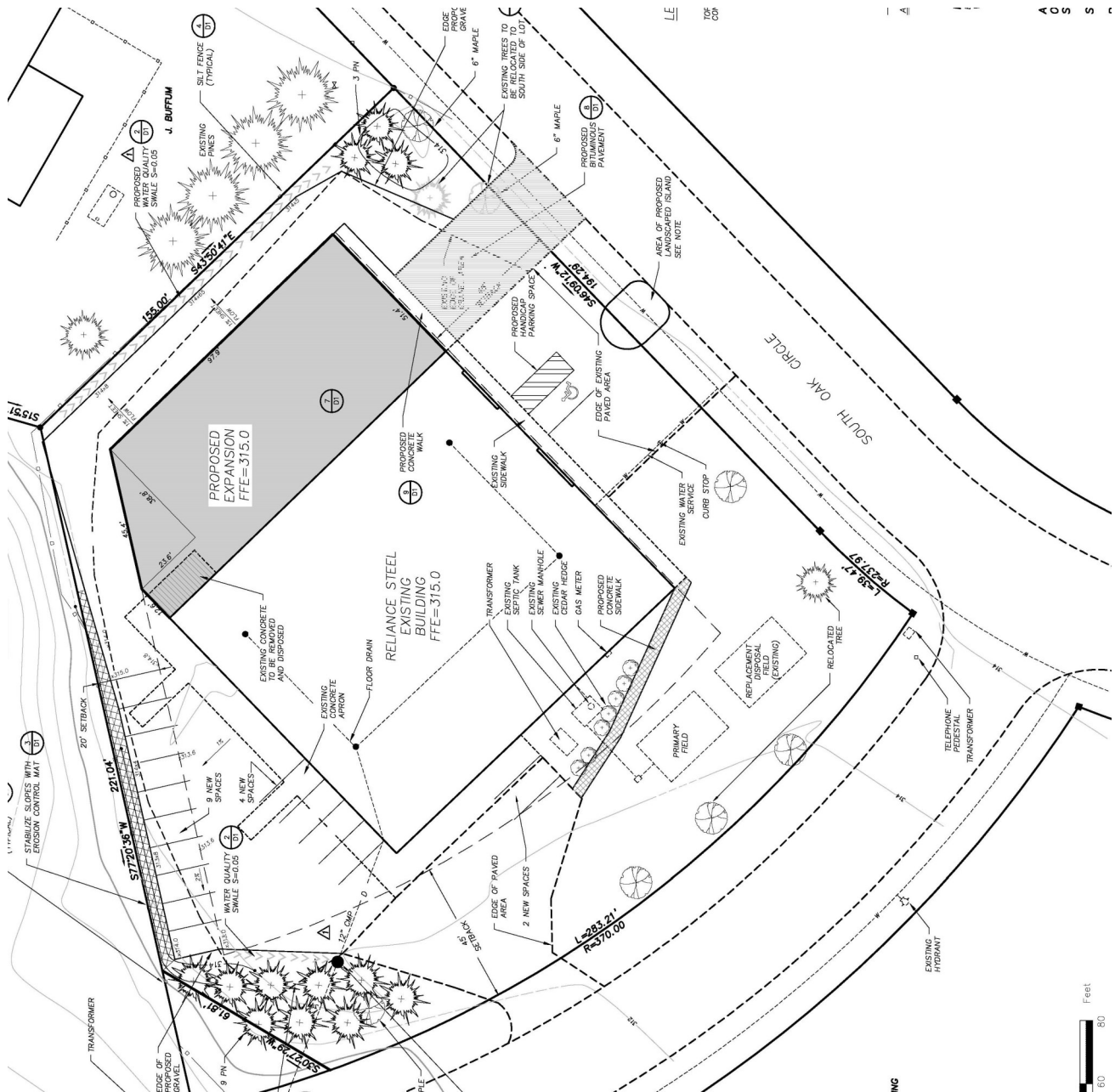


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FOR LEASE/ WAREHOUSE SPACE

94 South Oak Circle, Colchester, VT

SITE PLAN



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PHOTOS



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MAP



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