



**DONAHUE ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

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www.donahueassociatesvt.com

**FOR LEASE/  
WAREHOUSE**

**Franklin Park West,  
St Albans, VT 05478**



**SUMMARY**

**Available Suites:** 5,000 SF Warehouse  
2,000 SF Office

**Lease Price:** \$10.50/SF NNN plus utilities

**Site/Parking:** Great site access from 2 entrances and complete circulation around the building. 26 permitted parking spaces and ample area for outdoor storage of trucks and materials.

**Zoning:** Commercial Zone. Zoning provides flexibility for many commercial uses.

**Overview:**

This to be built masonry construction building will be ready for occupancy in the summer. 5,000 sf of clear span warehouse can be custom built for your needs, along with up to 2,000 sf of office space on 1st floor with elevator access.

Well designed with 4 large at grade overhead doors to 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.

The location is highly desirable with easy access to interstate I-89 via Exit 20.

**CONTACT US**

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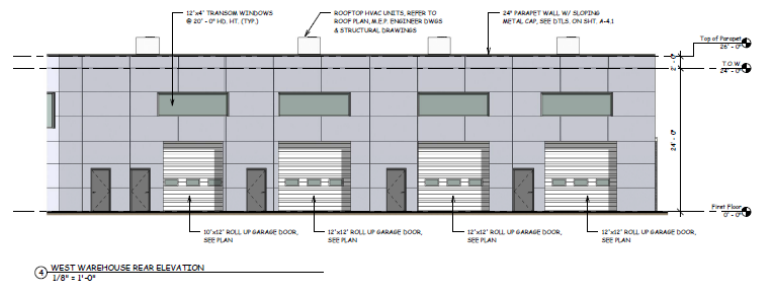
**Mike Provost**  
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# FOR LEASE/ WAREHOUSE SPACE

## Franklin Park West, St Albans, VT

### Comments

- New energy efficient building
- 4 at grade overhead doors - 12x12, 10-12
- Clear ceiling height of 21'9"
- 3.39 acre site
- 57,500 sf of yard space
- 6" slab
- Elevator access to second floor
- Decorative masonry construction
- 12'x4' transom windows at 20' high
- 26 Parking spaces
- 3 Phase, 120/208v.
- Natural Gas
- City water & Sewer



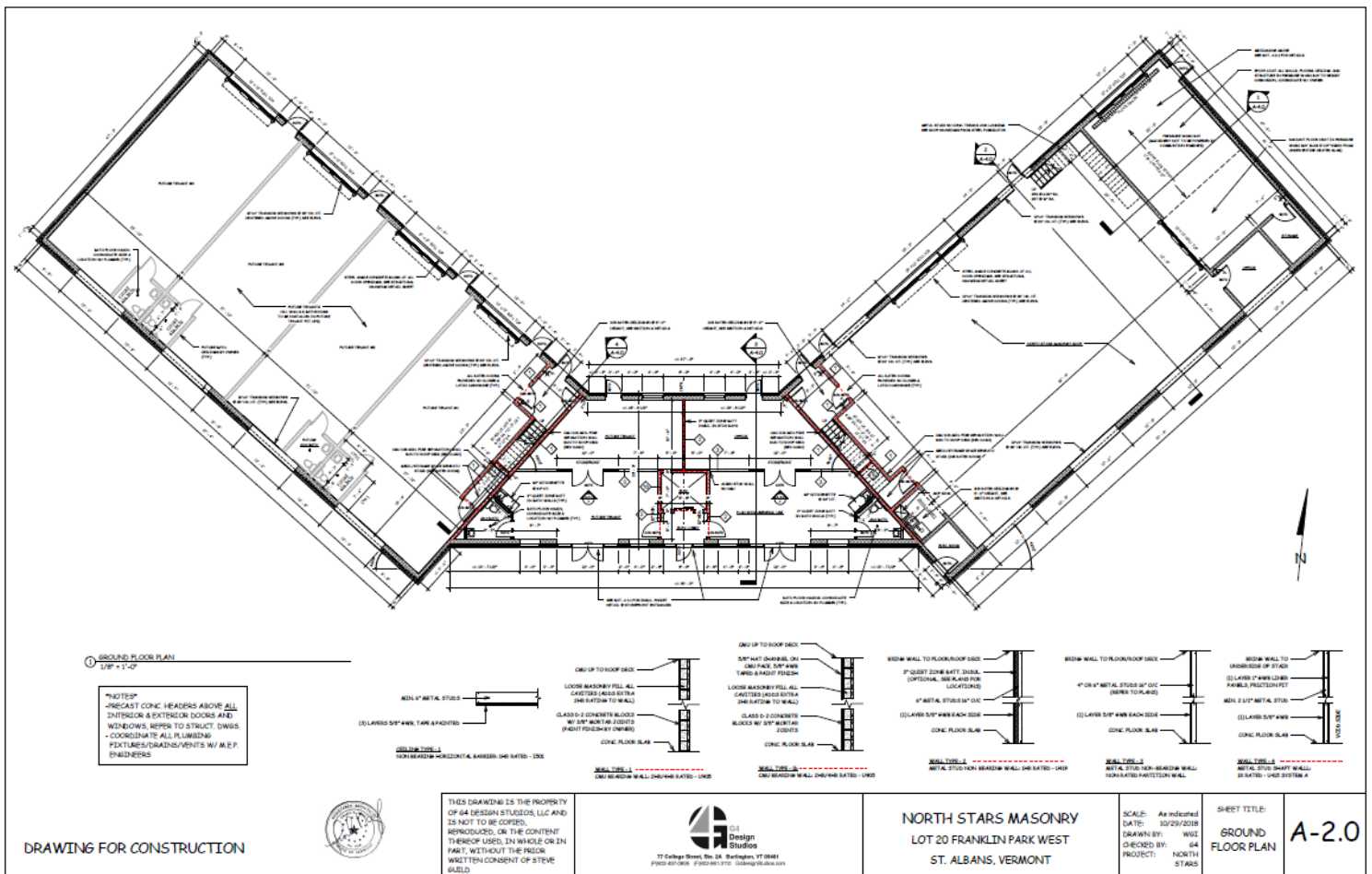


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## Franklin Park West, St Albans, VT

### FLOOR PLAN





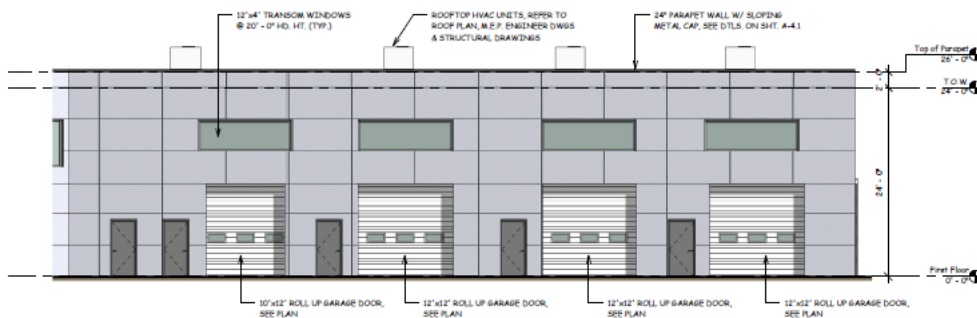


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### PHOTOS



④ WEST WAREHOUSE REAR ELEVATION  
1/8" = 1'-0"

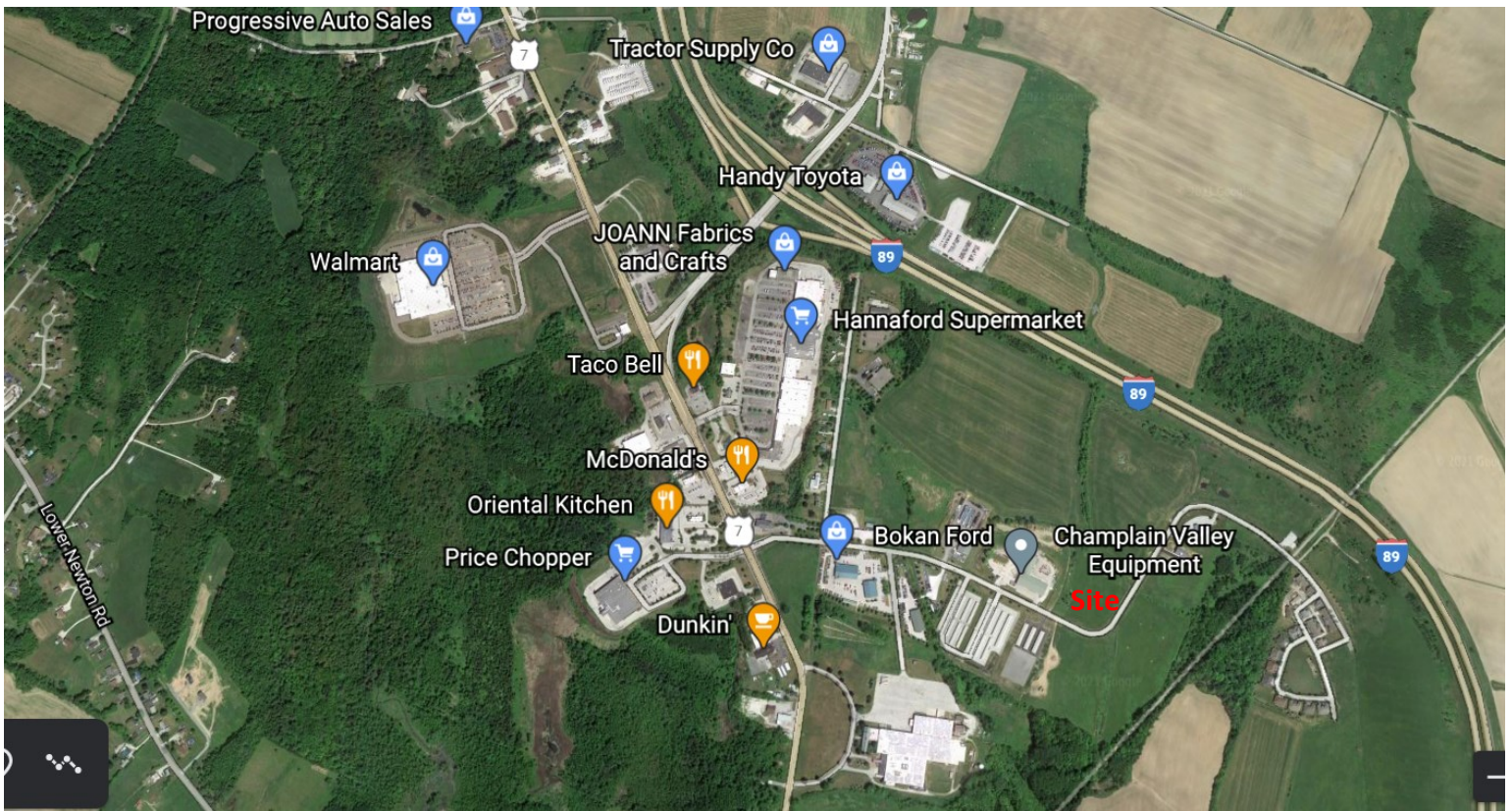


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### MAP



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