



**DONAHUE
ASSOCIATES**

COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

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 fall. 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 2 floors with access by an elevator.

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

Donahue & Associates

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Mike Provost

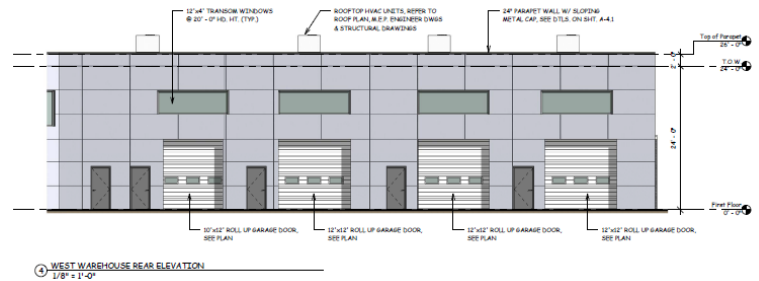
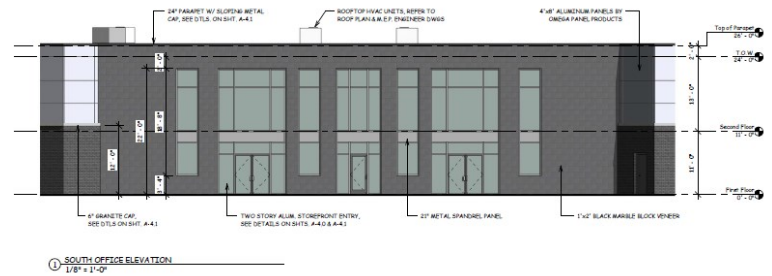
Mike@donahueassociatesvt.com

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





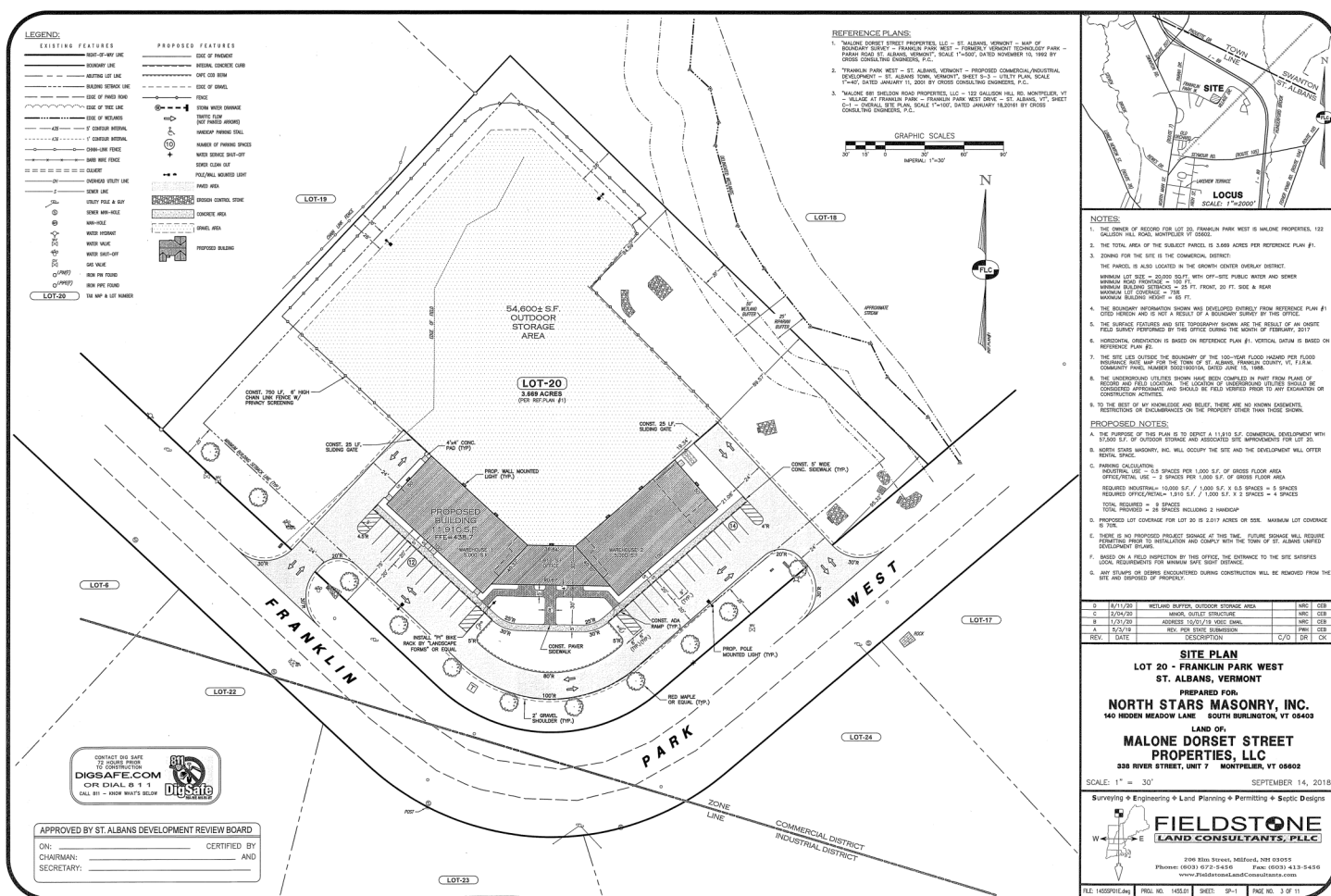
DRAWING FOR CONSTRUCTION

NORTH STARS MASONRY
LOT 20 FRANKLIN PARK WEST
ST. ALBANS, VERMONT

A-2.0



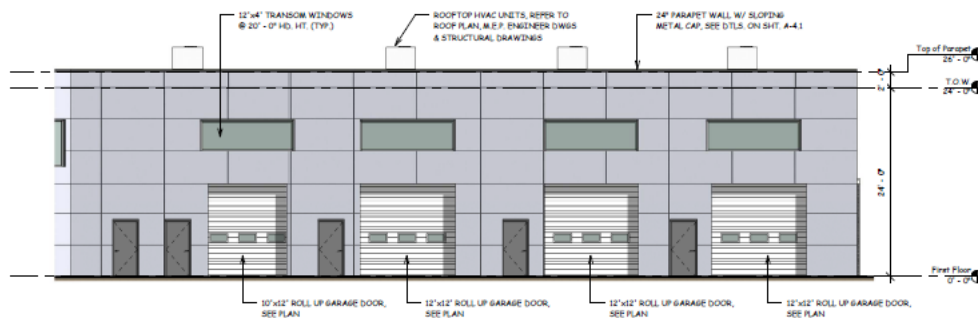
SITE PLAN



FOR LEASE/ WAREHOUSE SPACE

Franklin Park West, St Albans, VT

PHOTOS



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

FOR LEASE/ WAREHOUSE SPACE

Franklin Park West, St Albans, VT

MAP

