



**DONAHUE**  
**ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/  
INDUSTRIAL SPACE

4 Corporate Dr.,  
Essex, VT

## Industrial warehouse space in Essex available for lease!

\$8–12/SF, NNN plus utilities



### SUMMARY

#### Overview:

6,000 SF of industrial space available for lease in Essex. The lease includes 6 Cross Deck Platforms, a 1,220 SF office and 4,800 SF of industrial floor space. Infrastructure is in place for electrical power, natural gas and municipal water and sewer. The property sits on 2.02 acres and is located just 10 minutes, 6.7 miles, from Interstate Highway I-89.

#### Lease Price:

\$8-12/SF plus utilities

#### Parking::

Ample on-site

#### Zoning:

RPD-I: Resource Preservation District—Industrial. Approved uses include light manufacturing, research and laboratory testing, storage, warehouse and distribution, and wholesale establishment.

#### Nearby Amenities:

10 minutes to Essex, 15 minutes of Maple Tree Place in Williston. Close proximity to all of Chittenden county. Saxon Hill industrial park is across the street.

### CONTACT US

#### Donahue & Associates

(802) 862-6880

[www.donahuessociatesvt.com](http://www.donahuessociatesvt.com)

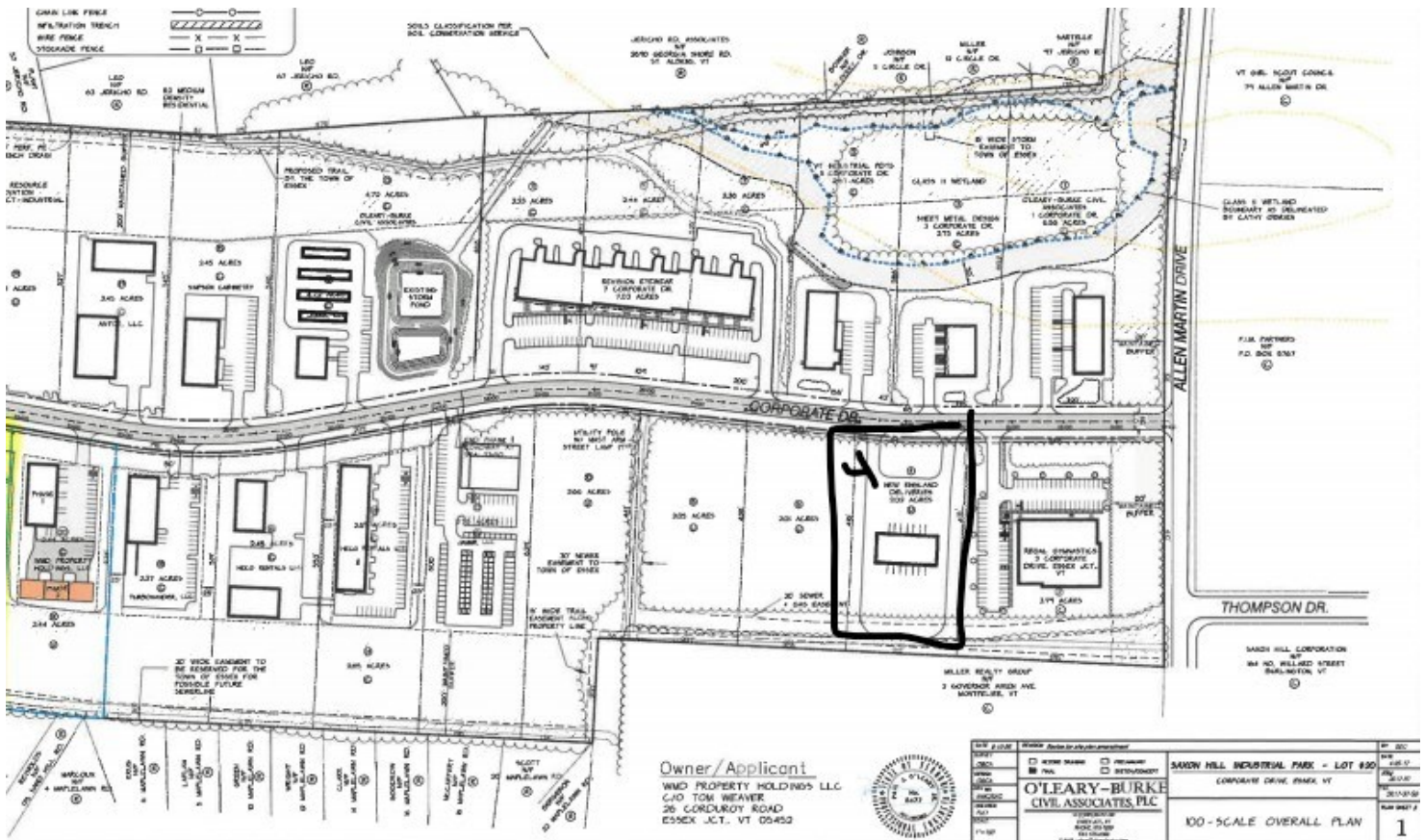


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## SITE PLAN

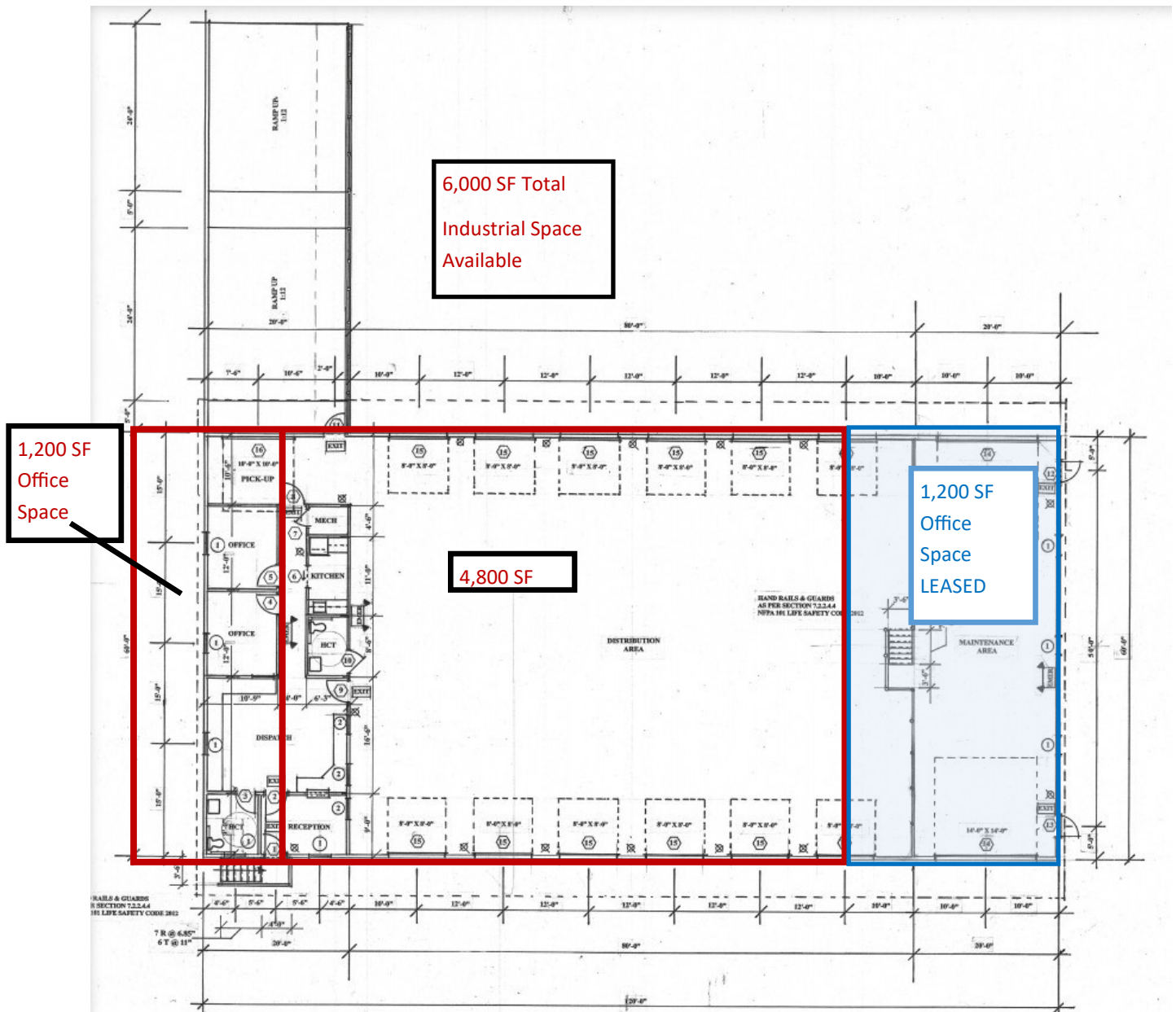


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# FOR LEASE—INDUSTRIAL

## 4 CORPORATE DR, ESSEX, VT

### FLOOR PLAN







# FOR LEASE—INDUSTRIAL

## 4 CORPORATE DR, ESSEX, VT

### PHOTOS



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