



FOR LEASE/  
INDUSTRIAL SPACE | 4 Corporate Dr.,  
Essex, VT

# Industrial warehouse in Essex available for lease!

NNN: \$8–12/SF, plus utilities



## SUMMARY

**Overview:**

7,200 SF of industrial space available in Essex, sitting at 2.02 acres. The building offers 6 loading docks, making it convenient and easy to ship products out. The building also includes a small office on the front of the building. Infrastructure is in place for electrical power, natural gas and municipal water and sewer. 6.7 miles and 10 minutes from highway I-89.

**Lease Price:**

\$8-12/SF plus utilities

**Parking:**

Ample on-site

**Zoning:**

I1—Industrial

**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 right across the street.

## CONTACT US

**Donahue & Associates**  
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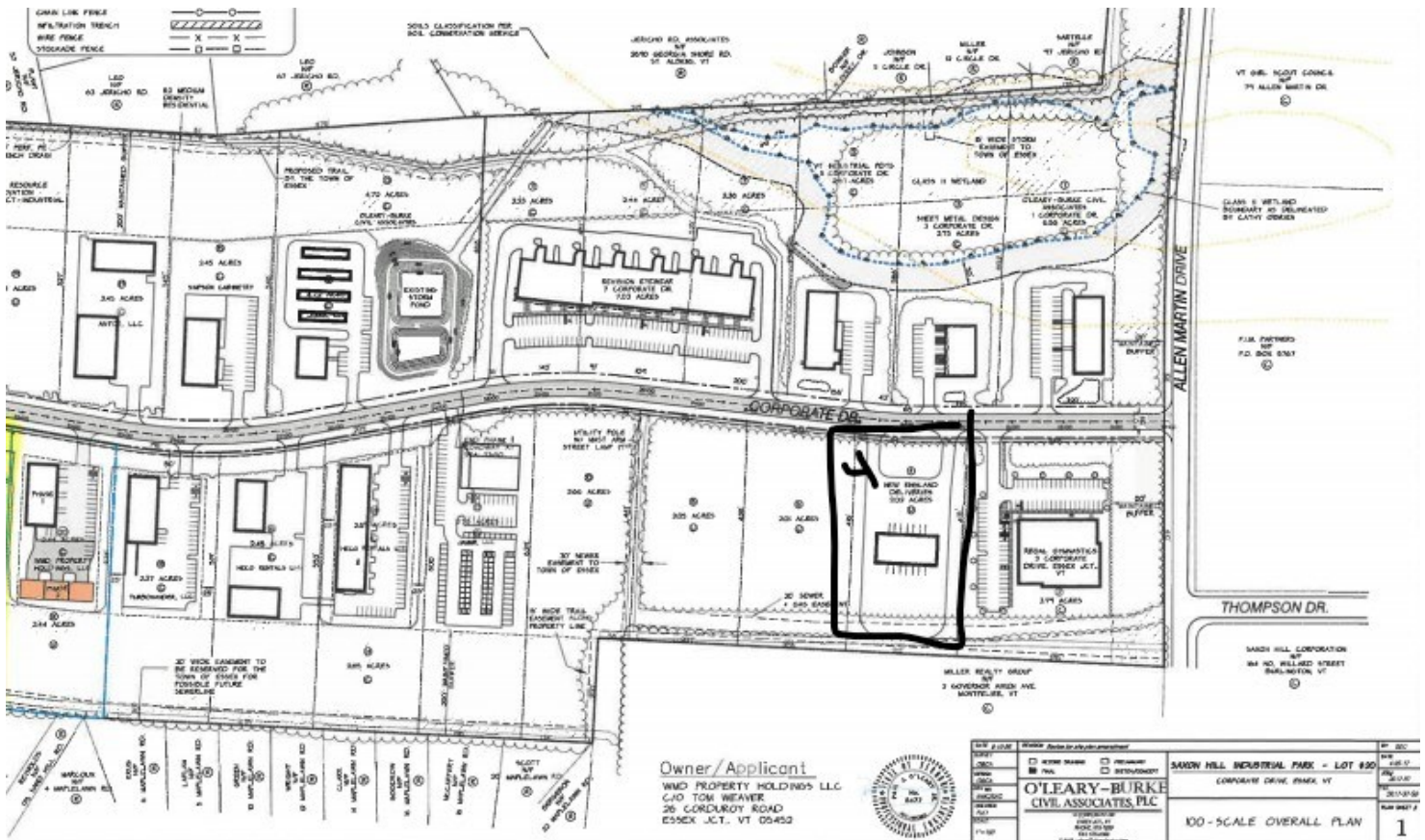


**DONAHUE ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

# FOR LEASE—INDUSTRIAL

## 4 CORPORATE DR, ESSEX, VT

### SITE PLAN



The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.

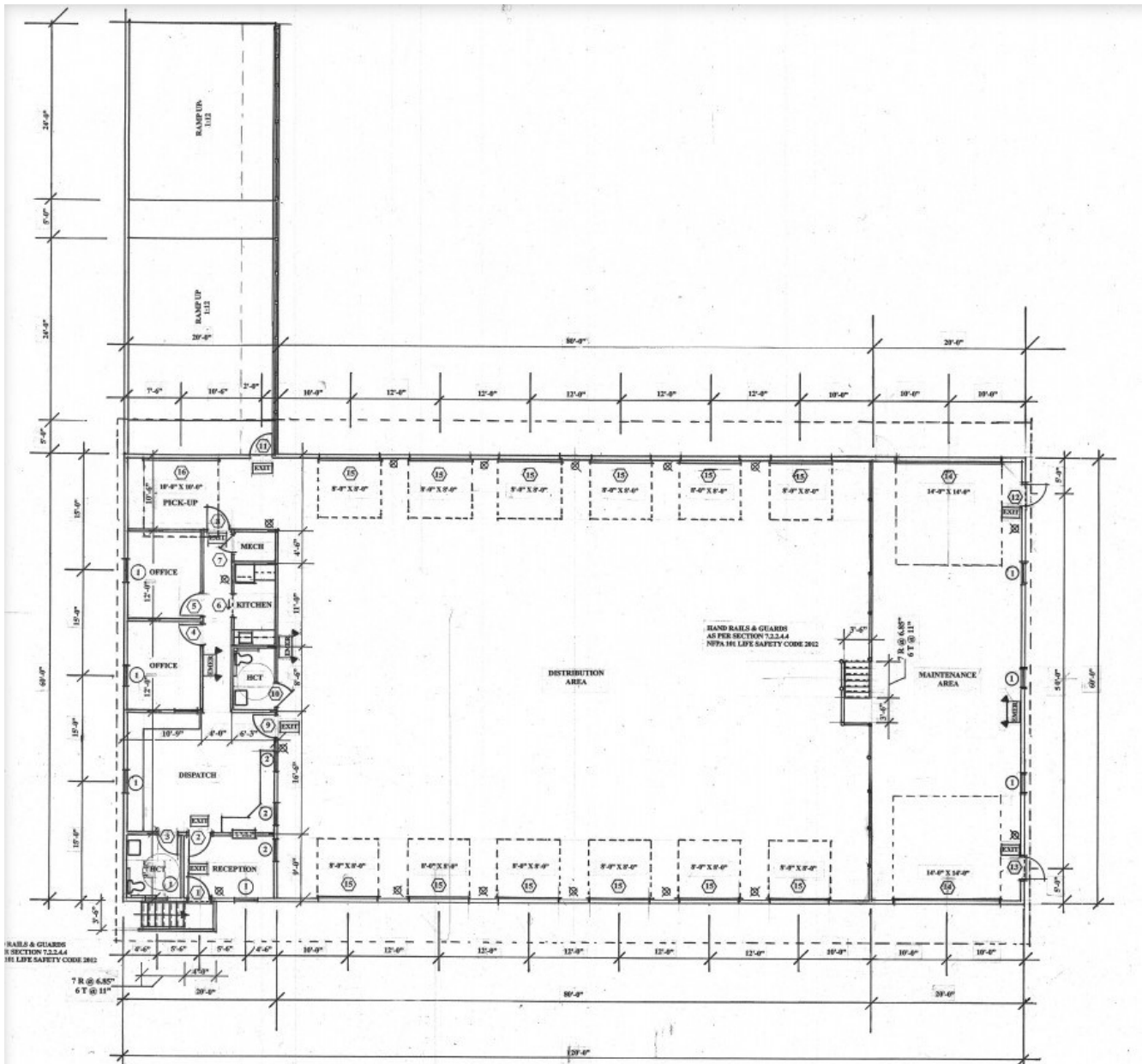


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### FLOOR PLAN



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### PHOTOS



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