



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

**FOR LEASE
OFFICE /WAREHOUSE**

**61 South Oak Circle
Colchester, Vermont**

**EXIT 16—Warehouse with Office,
Loading Docks, and Overhead Door**



SUMMARY

Available Suite:	7,500 SQ FT office and warehouse
Description:	Office on 2nd level with warehouse space including loading docks and overhead doors.
Lease Price:	\$9.00/SF plus gas, electric & water.
Site/Parking:	Great lease space with ample loading and unloading capabilities, plenty of on site parking and area for outside storage of trucks and materials
Zoning:	BD Business Zone. Zoning provides flexibility for many commercial and industrial uses.

Overview—

Great opportunity to occupy centrally located warehouse with office space for your contracting, warehousing, or manufacturing business.

Two 12' overhead doors and two loading docks for the convenience of loading and unloading material.

The building benefits from large 200 amp electrical power, natural gas heat, and with both town water and sewer.

The location is highly desirable with easy access to Interstate I-89 via Exit 16 to go north to St Albans and Canada or south to Burlington, Burlington International Airport, Essex, Williston or downstate to Montpelier and into New Hampshire.

CONTACT US



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ARIEL VIEW



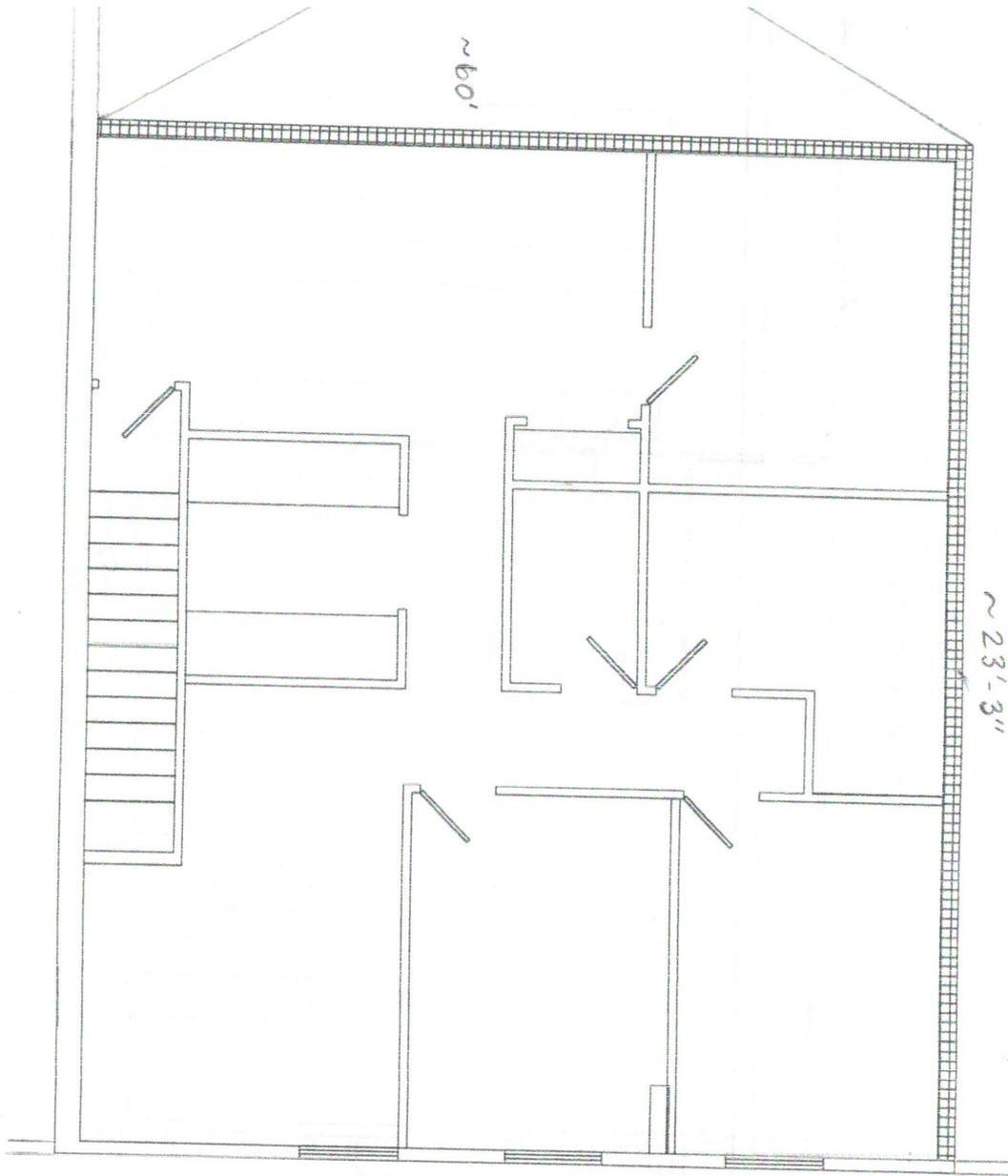
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OFFICE 2nd FLOOR PLAN



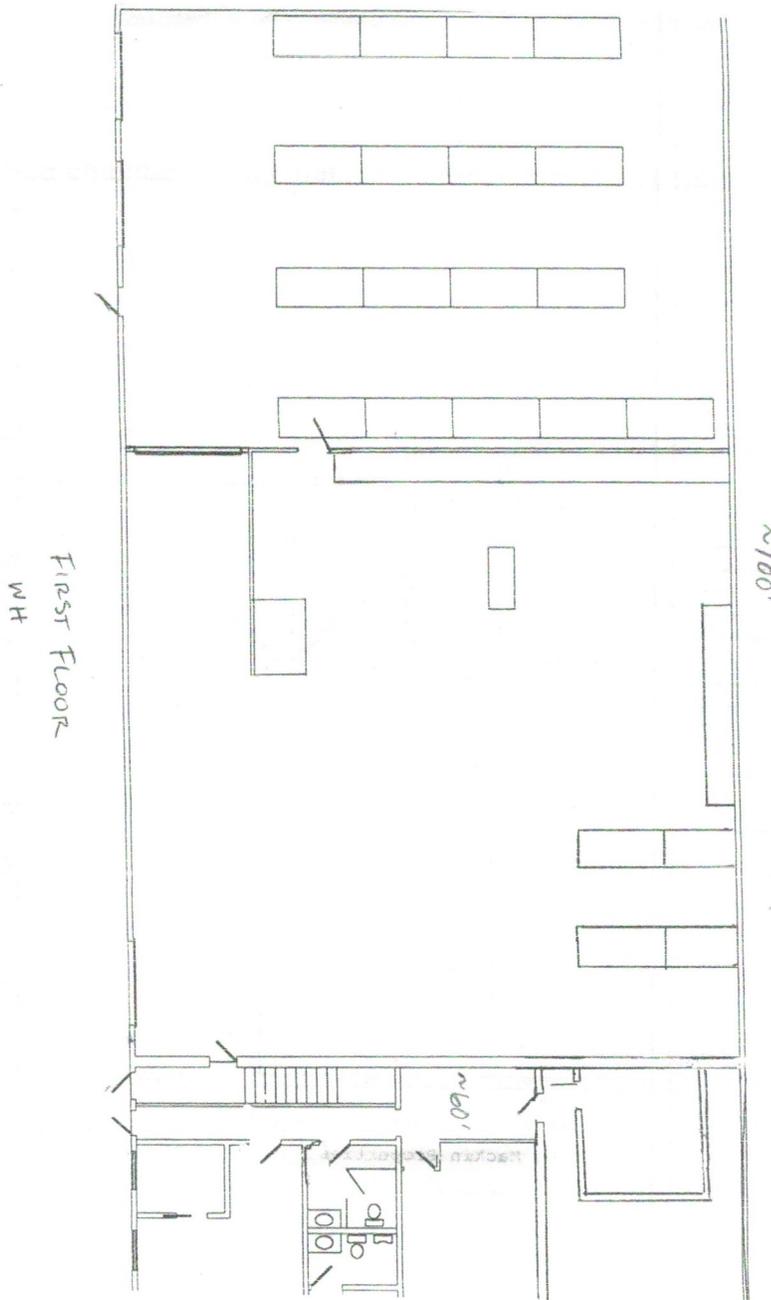
Alarm Zone # 1 Offices 1st & 2nd Floor
Mackin Properties
Second Floor



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WAREHOUSE FLOOR PLAN





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PHOTOS



12' Overhead Doors

TWO Loading Docks

AMPLE parking space

