



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/
INDUSTRIAL SPACE

10 Corporate Dr,
Essex, VT 05452

Multi-tenant Industrial buildings UNDER CONSTRUCTION



SUMMARY

Overview:

Three—3,000- 6,000 SF commercial buildings under construction, located on 2.7 acres.

Located in Saxon Hill Industrial Park.

Infrastructure is in place for 3 Phase electrical power, natural gas and municipal water and sewer.

6.7 miles and 10 minutes from highway I-89.

Lease Price:

\$12/SF NNN plus utilities

Parking::

45 spaces, to be shared by 3 buildings

Zoning:

I1—Industrial (Automotive Repair Shop, Office, Recreation/ Public Outdoor, Storage, Warehouse and Distribution, Wholesale Establishment)

Permitting: Act 250 4C0329-17P
WW -4-5585, approved for 5 employees/bldg.

Nearby Amenities:

Bike trails, Essex Experience, other nearby businesses.

CONTACT US

Donahue & Associates

(802) 862-6880

www.donahuessociatesvt.com



Meg McGovern

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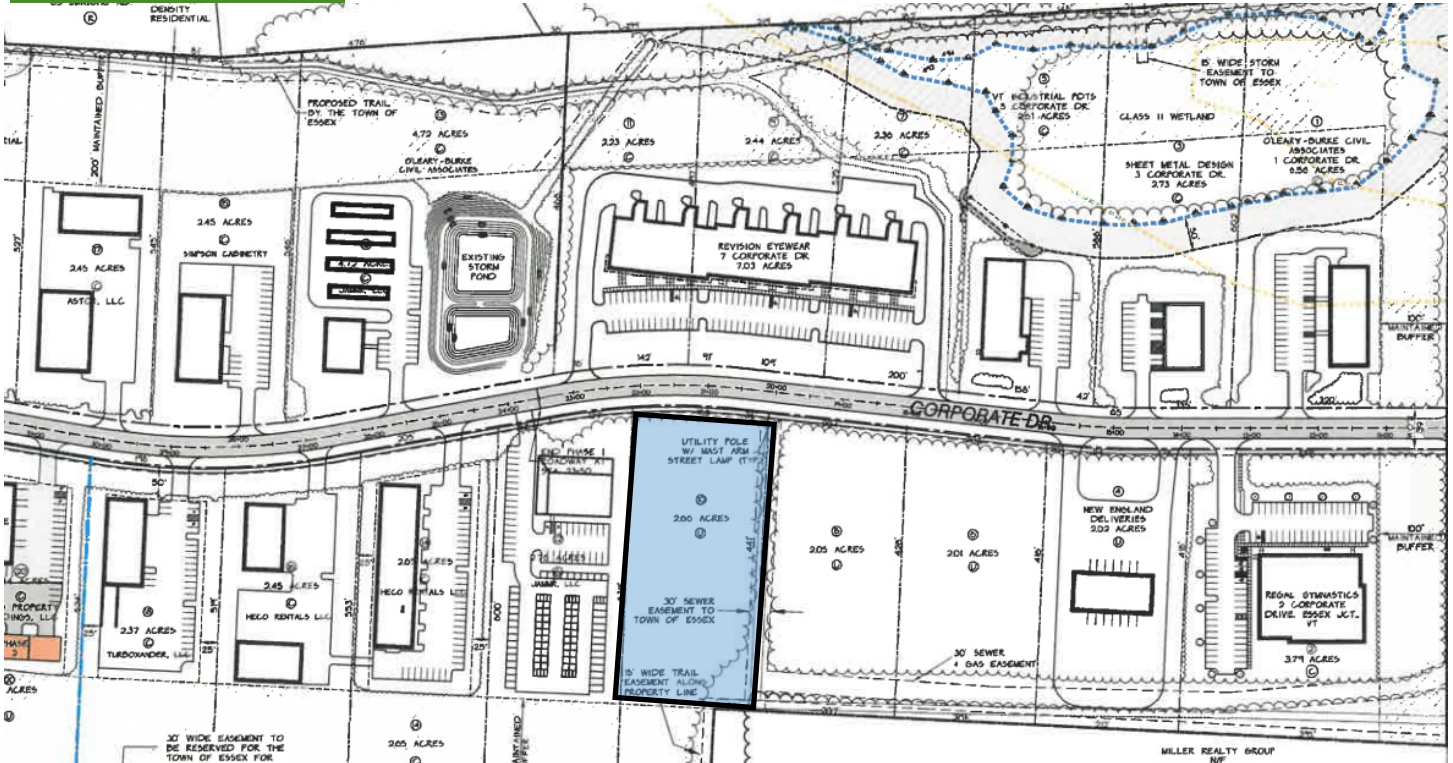


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10 CORPORATE DR, ESSEX, VT

SITE PLAN



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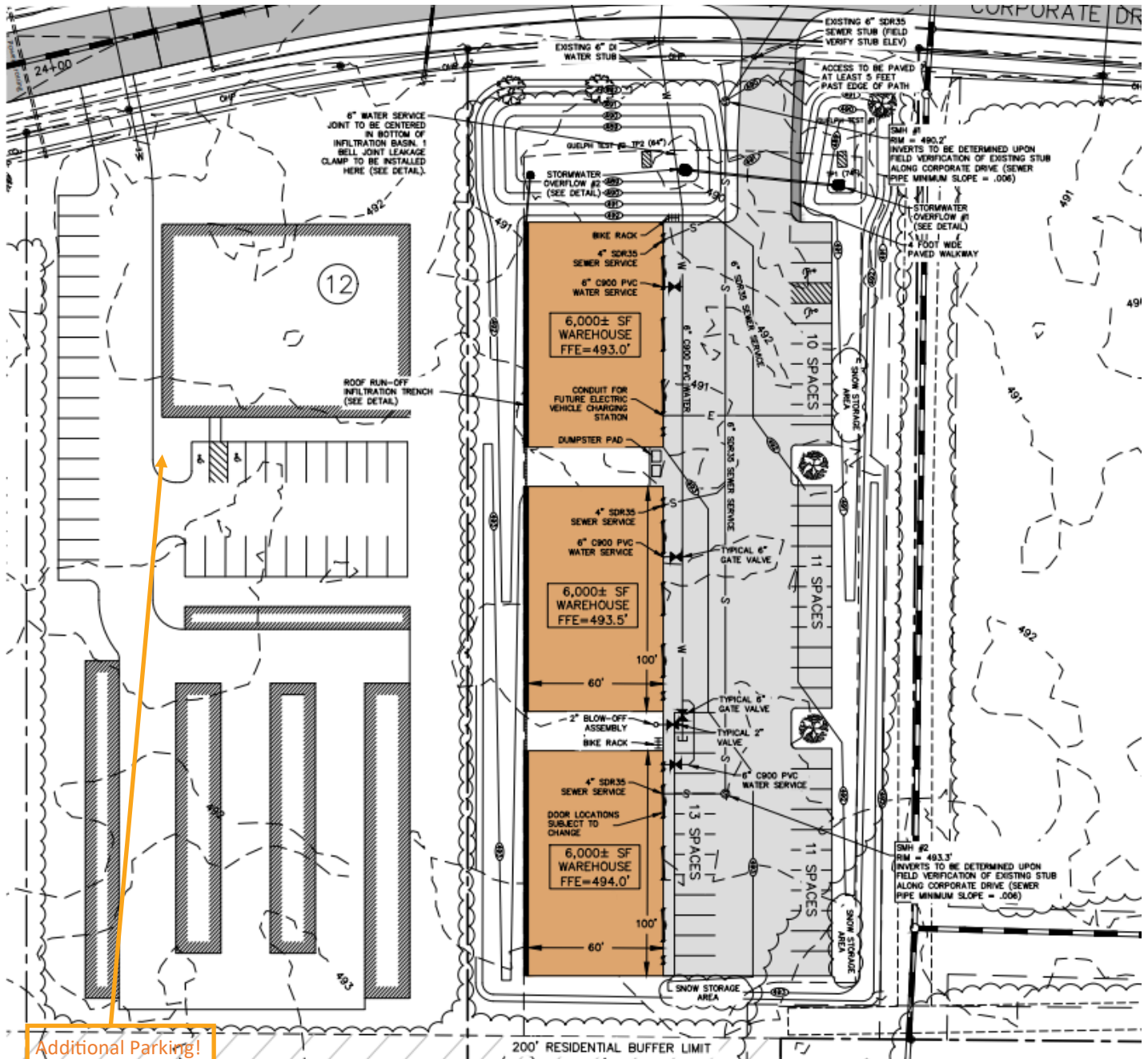


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BUILDING PLAN

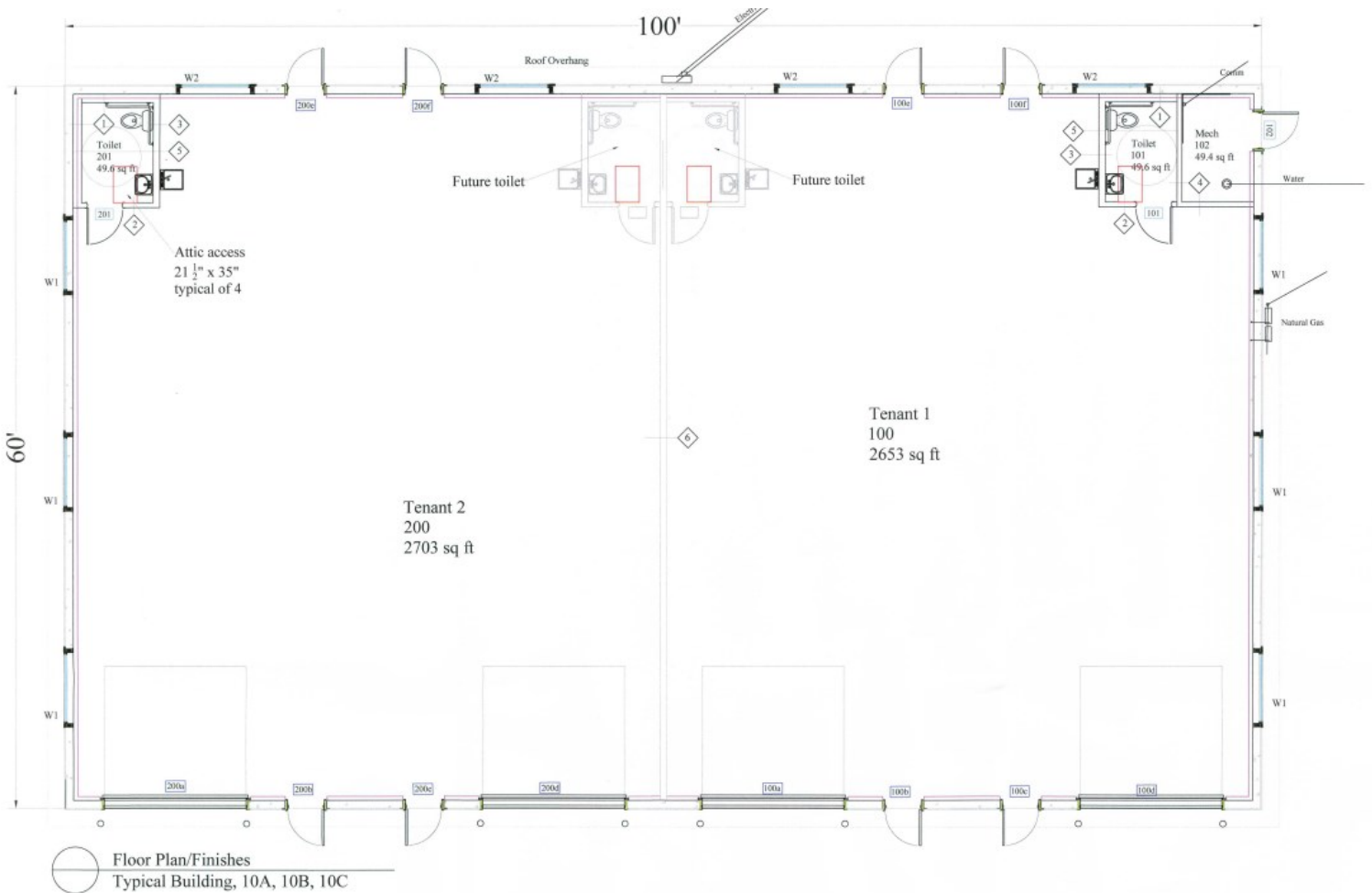


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FLOOR PLAN

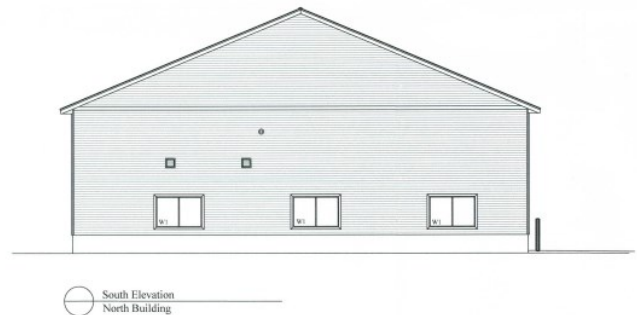
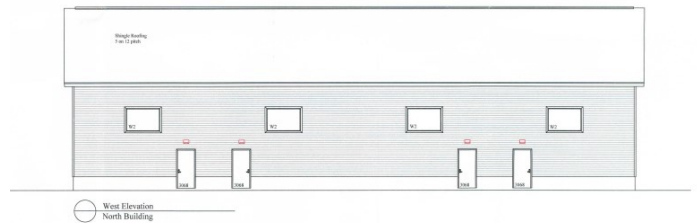




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PHOTOS



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