



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/
INDUSTRIAL SPACE

10 Corporate Dr,
Essex, VT 05452

Multi-tenant Industrial UNDER CONSTRUCTION



SUMMARY

Overview:

One—3,000- 6,000 SF commercial building 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 (est. \$2.26/SF) 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

Meg@donahuessociatesvt.com

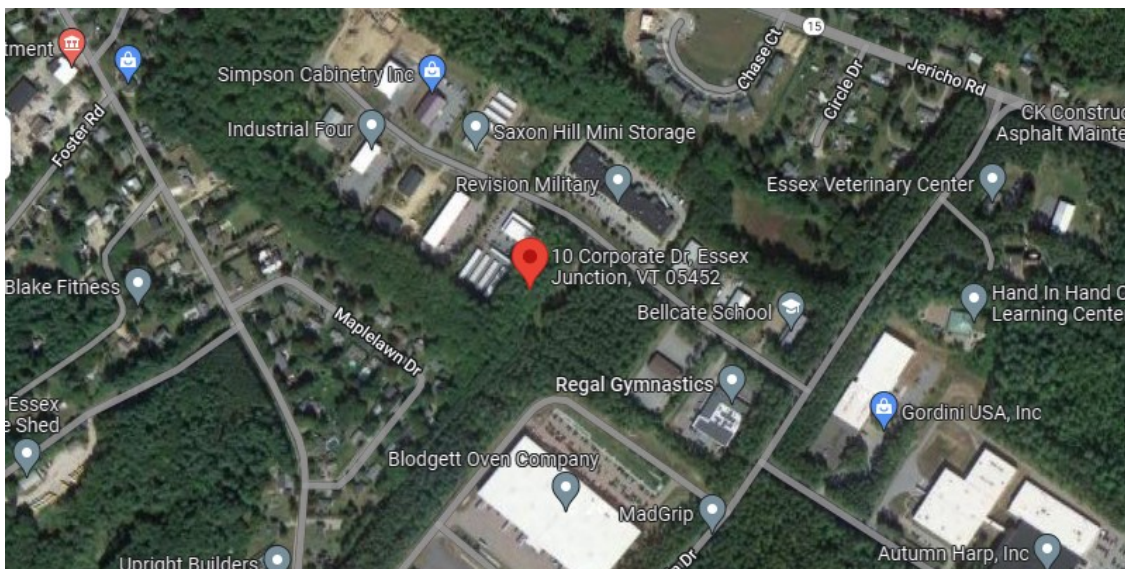
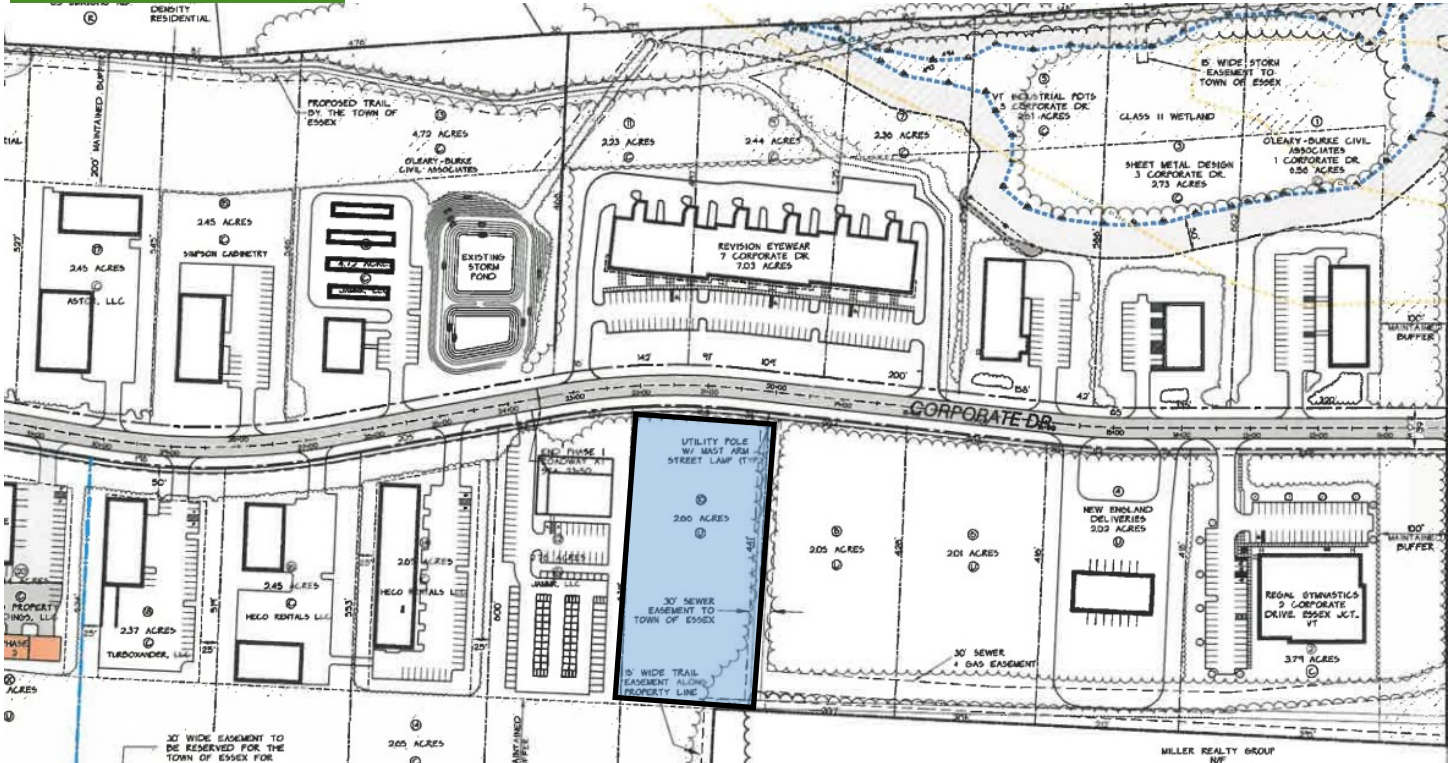


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10 CORPORATE DR, ESSEX, VT

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.

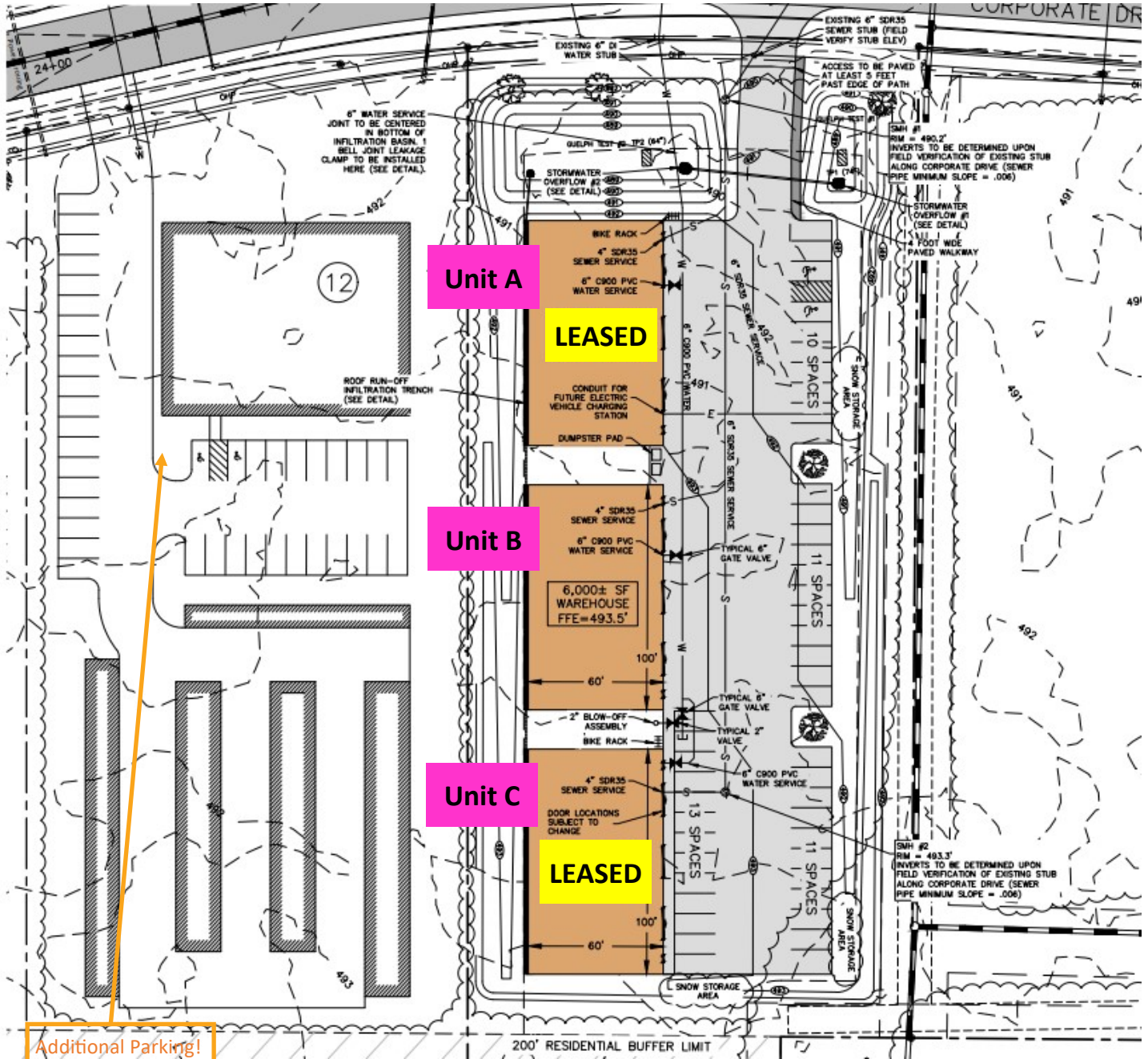


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BUILDING PLAN



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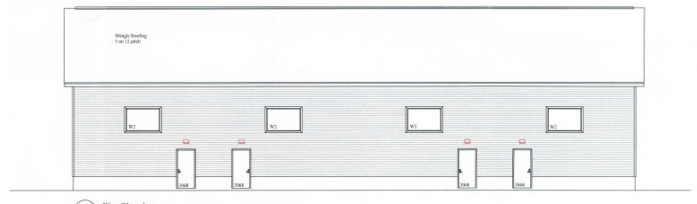
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PHOTOS



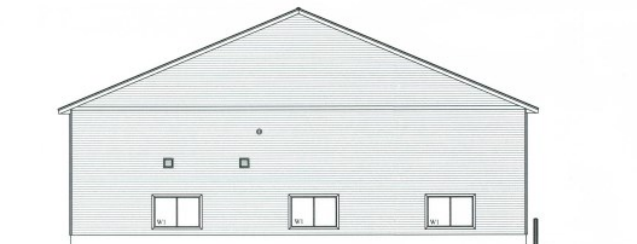
East Elevation
North Building



West Elevation
North Building



North Elevation
North Building



South Elevation
North Building



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FLOOR PLAN

