



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE
WAREHOUSE

120 Graham Way
Shelburne, VT

Shelburne Green
22,500 SF—2 Loading Docks



SUMMARY—120 GRAHAM WAY > SHELBURNE > VT 05482

Overview—Shelburne Green Business Park provides a campus like setting that includes sleek industrial creative and highly sought after office space, with high ceilings, great lighting and modern finishes in a LEED certified building.

Where? Located just south of Shelburne's historic village on the Route 7 corridor, the location enjoys easy access from Burlington/Chittenden County to the north and Addison County to the south. Shelburne Green is highly accessible and convenient.

Shelburne Green and Area Businesses — Tenants and neighboring businesses include Artisan Engineering, Tata Harper, Folino's Pizza, Fiddlehead Brewing, Community Heart & Soul, Vermont Teddy Bear, Shelburne Museum, Shelburne Farms, and more.

Warehouse Space Available

Suite 200— 22,500 SF

Lease Price: \$11/SF NNN (\$5.71/SF) plus utilities

Loading Docks— Two loading docks.

Offices—Finished office area with private bath included.

Parking: Over 100 on site parking spaces available at no additional cost.

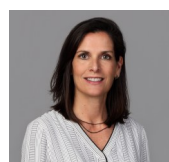
Zoning—Commerce and Industry South (office, light manufacturing, warehouse, and many more uses allowed)

CONTACT US



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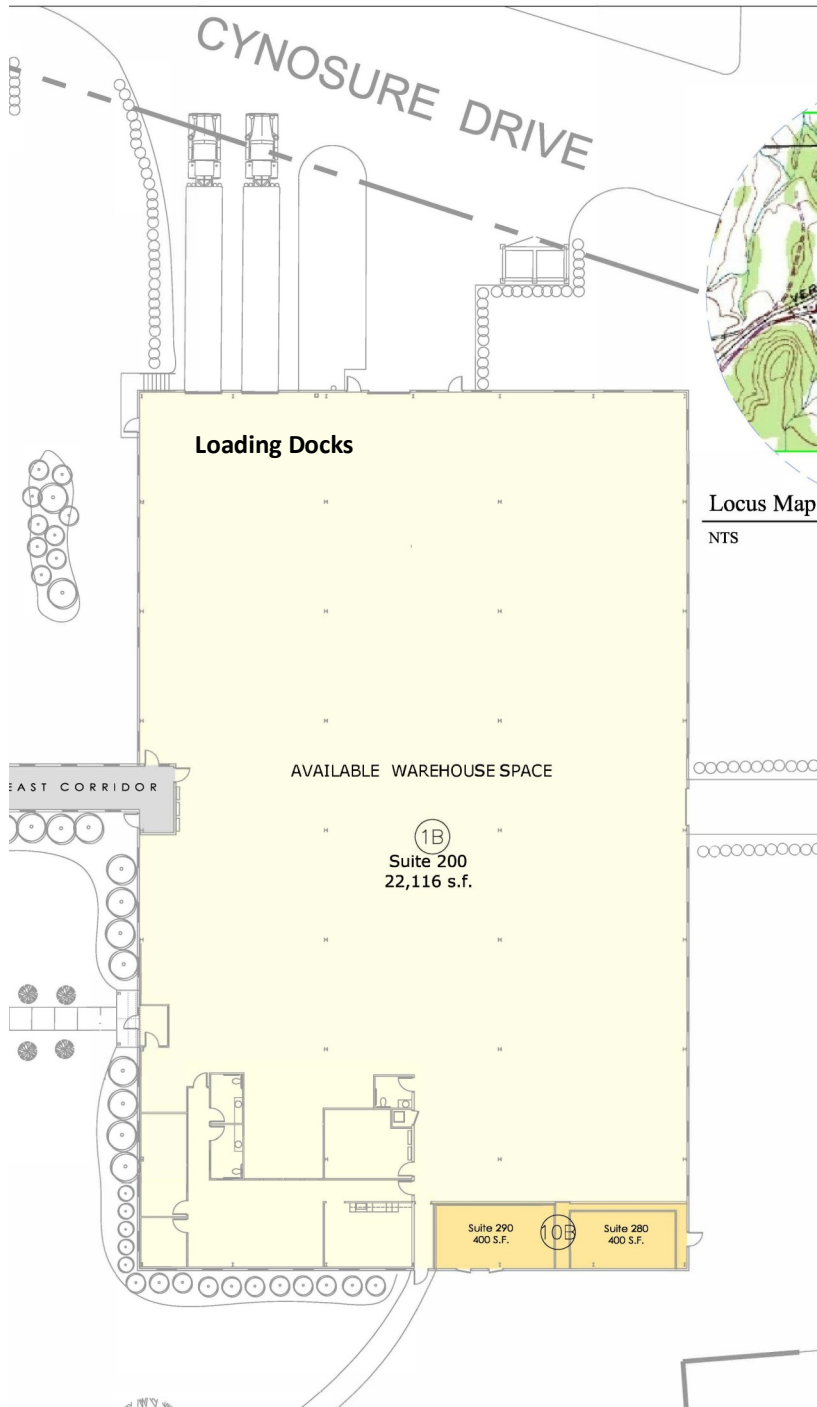
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FOR LEASE—WAREHOUSE SPACE SHELBURNE GREEN

120 Graham Way, Shelburne VT 05482

WAREHOUSE SPACE AVAILABLE



RARE SHELBURNE GREEN OPPORTUNITY

WAREHOUSE SPACE AVAILABLE

Suite—200

22,500 SF SUITE

High bay warehouse space with offices and access via covered walk way to the other Shelburne Green common areas and amenities.

Two loading docks and ample on site parking for employees or visitors.

INTERNET—High tech welcome with high speed fiber connectivity! (FairPoint, Comcast, and Tel Jet)

FEATURES—Shelburne Green Business Park is steps away from Folino's Brick Oven Pizza, Fiddlehead Brewing, and is located directly across from Shelburne Vineyards and just down the street from Shelburne Museum and historic Shelburne Village making this a happy place for employers and employees.

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.



FOR LEASE—WAREHOUSE SPACE

SHELBURNE GREEN

120 Graham Way, Shelburne VT 05482

WAREHOUSE SPACE AVAILABLE



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FOR LEASE—OFFICE WAREHOUSE

SHELBURNE GREEN

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EXTERIOR



INTERIOR PHOTOS of COMMON AREA



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FOR LEASE—OFFICE WAREHOUSE

SHELBURNE GREEN

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AREA MAP



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