

Commercial Space For Lease (WinooskiColchester)



Location **Vermont**  
<https://www.genclassifieds.com/x-569191-z>


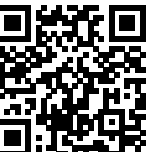
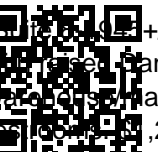


Catamount East Development Company has some exciting opportunities for lease in the greater Burlington area.  
Please respond to ad, or visit us at [www.catamounteast.com](http://www.catamounteast.com) for more info!

Weaver Hill  
450 Weaver Street.  
Winooski, VT.

Suite 11-- 5704+/- sf. High-tech manufacturing space, access to common amenities such as a cafe area, loading docks, and restrooms, this space wont be available long! Air-conditioned with 3 phase power, Available with 90 days notice. Offered at \$4,275/mo NNN, CAM \$1.68

The Cedar Edge Center  
948 Hercules Drive.  
Colchester, VT.

Suite 6-- 6000+/-sf. Large open warehouse with drive through capabilities, 2 loading docks. 2 restrooms with 140sf of office. \$3,500/mo NNN, CAM \$1.68/sf

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Suite 17- 4,826 +/-sf. Large open high-bay warehouse with at-grade access and common loading dock as well. This unit includes one large office with private restroom. Available August 1st. \$2,900/mo NNN CAM \$1.28/sf

Colchester One  
156 Acorn Lane  
Colchester, VT.

Suite 108- 4780 +/-sf. This unit includes 3220sf of high-bay open warehouse, with the addition of 780sf of second floor office with 780sf of additional storage or potential office space below. There is a private restroom with the second floor offices as well as a bathroom at the rear of the warehouse. This unit has dual voltage 3 phase power, an at-grade 10'x12' overhead door, warehouse ceiling clearance of ~20'. \$3,000/mo NNN, CAM \$1.15

Suite 109-- 4459 +/-sf. This unit is open manufacturing space, previously used as a machine shop with extensive pre-existing 3 phase electrical capabilities. 3 offices, private restroom, and at-grade loading dock. Available soon, offered at \$2,800/mo NNN, CAM \$1.15sf