

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 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



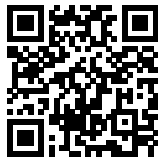
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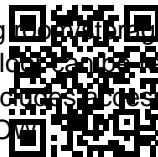
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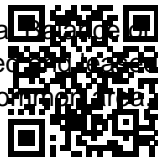
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Suite 17- 4,826 +/-sf. Large open high-bay warehouse with at-grade access and common loading dock as well. This unit includes one large office with private restroom. Available August 1st. \$2,900/mo NNN CAM \$1.28/sf

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