

# 20,000 SF Warehouse Building

3 Bushey Lane, Essex, Vermont



## AVAILABLE FOR LEASE:

**SPACE:** 20,000 +/- SF

**RENT:** \$8.75/SF NNN plus utilities

### OVERVIEW:

Rare opportunity in Essex for a 20,000 SF warehouse building. Occupy the entire building! Wide open floor plan, 24 ft ceiling height, one drive-in door and on-site parking.

This building won't last long! Warehouse space is in high demand! This building is Class A warehouse!

Building Information	
Year Built	2003
Acreage	2.14
Zone	Industrial
Parking	Asphalt Paved (10 +/- Spaces)
Ceiling Height	24 feet
Drive-in Door	1
Sprinklered	100%
Bathrooms	1 ADA
Gas & Electric	Green Mt Power



FOR MORE INFORMATION, CONTACT:

**Kendra Kenney**

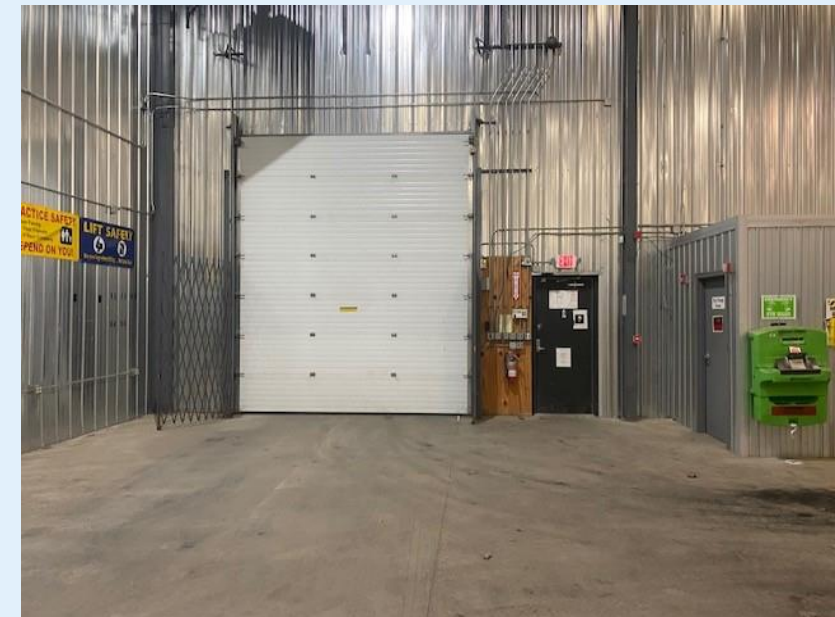
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## Building Highlights:

- 24 ft ceiling height throughout
- Clean, dry, open space.
- ADA bathroom in rear of space.
- Updated HVAC system and fully sprinklered.

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## Site Plan

For more information,  
contact Kendra Kenney

Pomerleau Real Estate  
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Burlington, VT 05401

In partnership with:



*Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.*



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