

# 28 Industrial Drive

Milton, Vermont

## AVAILABLE FOR LEASE:

**SIZE:** 45,640 sf on 3.33 acres

**PRICE:** \$9.00/sf, estimated expenses \$2.00/sf

Industrial facility located in Catamount Industrial Park off Exit 17 of Interstate 89. 2,200+/- sf of finished space. 12' to 16' clear. 3 loading docks, 1 overhead drive-in door. Fully sprinklered. New roof will be installed. Office area is heated with a gas-fired furnace with electric wall heaters in the restrooms. Through-wall air conditioning units service the administrative offices. Warehouse/manufacturing areas are heated with multiple ceiling-mounted gas-fired space units. Depending upon current tenant's vacating plans, the space will be available no later than March 31, 2023.



FOR MORE INFORMATION, CONTACT:

**Brad Worthen**

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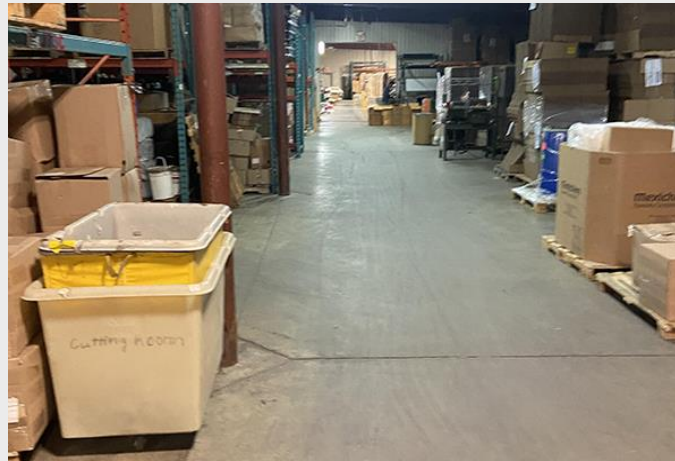
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## PROPERTY PHOTOS:



**Pomerleau Real Estate**  
69 College Street  
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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