

FOR SALE:

3 Bushey Lane, Essex, Vermont



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

O: 802 863 8218 | M: 508 479 8761 | kkenney@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

20,000 SF Warehouse Building

3 Bushey Lane, Essex, Vermont



FOR SALE:

SPACE: 20,000 +/- SF

ACRES: 2.14

PRICE: \$2,500,000.00

OVERVIEW:

Take advantage of this rare opportunity that won't last long! One of the only commercial warehouse buildings for sale in all of Chittenden County!

This 20,000 SF building offers a wide-open floor plan, 24 ft ceiling height, one drive-in door and on-site parking. Former tenant, Iron Mountain, left the building in pristine condition. This move-in ready space is waiting for its new owner.

The lot is well maintained and offers on-site parking and easy access to Rt 2A, 289, the five corners in downtown Essex and I-89!



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

O: 802 863 8218 | M: 508 479 8761 | kkenney@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

20,000 SF Warehouse Building

3 Bushey Lane, Essex, Vermont



FOR SALE:

Building Information	
Year Built	2003
Size	20,000 SF
Acreage	2.14
Zoning	Industrial
Taxes	\$33,876.00
SPAN	207-067-12419
Parcel ID	2009003016
Water/Sewer	Champlain Water Company/Sewer
HVAC	Gas Heating

Construction Information	
Construction	Metal/Steel Building
Foundation	Concrete Slab
Parking	Asphalt Paved
Ceiling Height	24 feet
Drive-in Door	1
Sprinklered	100% - Wet System
Bathrooms	1 ADA



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

O: 802 863 8218 | M: 508 479 8761 | kkenney@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

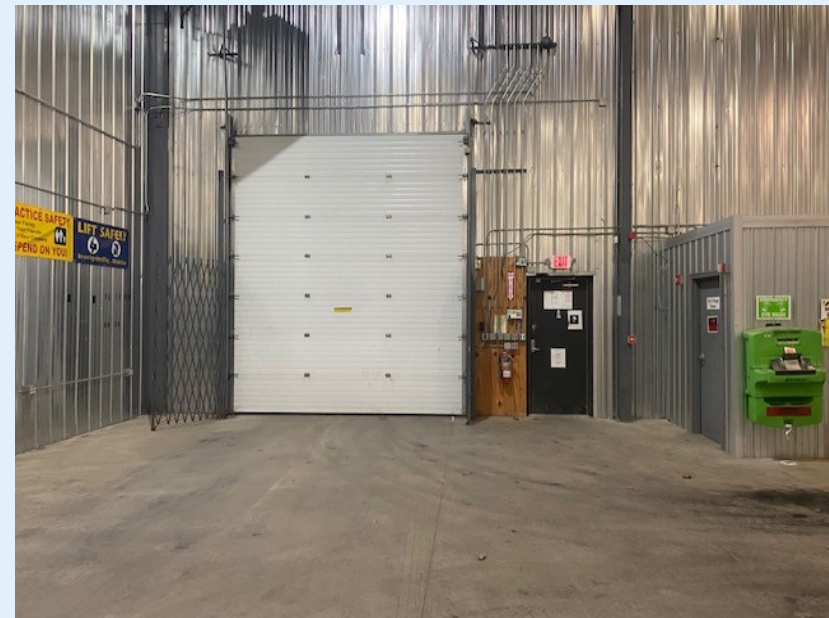
20,000 SF Warehouse

3 Bushey Lane, Essex, Vt



Building Highlights:

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



20,000 SF Warehouse

3 Bushey Lane, Essex, Vt

POMERLEAU
REAL ESTATE

Site Plan

For more information,
contact Kendra Kenney

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.



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

O: 802 863 8218 | M: 508 479 8761 | kkenney@vermontrealestate.com

vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT