

For Sale

3 Bushey Lane, Essex, Vermont

POMERLEAU
REAL ESTATE 



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

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vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

For Sale

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20,000 SF Warehouse For Sale

PRICE: \$2,250,000

SIZE: 20,000 SF

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!



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Building Description

| Building Information | |
|----------------------|------------------------------------|
| Size | 20,000 SF |
| Acreage | 2.14 |
| Zone | Commercial |
| SPAN | 207-067-12419 |
| Parcel ID | 2009003016 |
| Taxes (2022) | \$33,876.00 |
| Water/Sewer | Champlain Water Company |
| HVAC | Gas Heating |
| Construction | Metal Frame |
| Foundation | Concrete Slab |
| Ceiling Height | 24 feet |
| Drive-in Door | 1 |
| Basement | Yes – Interior and Exterior Access |
| Sprinklered | 100% - Wet System |
| Bathrooms | 1 ADA |



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Photos

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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For additional property details please reach out to 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.



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