

For Sale

3 Bushey Lane, Essex, Vermont



20,000 SF Warehouse For Sale – MAJOR PRICE REDUCTION - **\$1,725,000**

PRICE: \$1,725,000

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!



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

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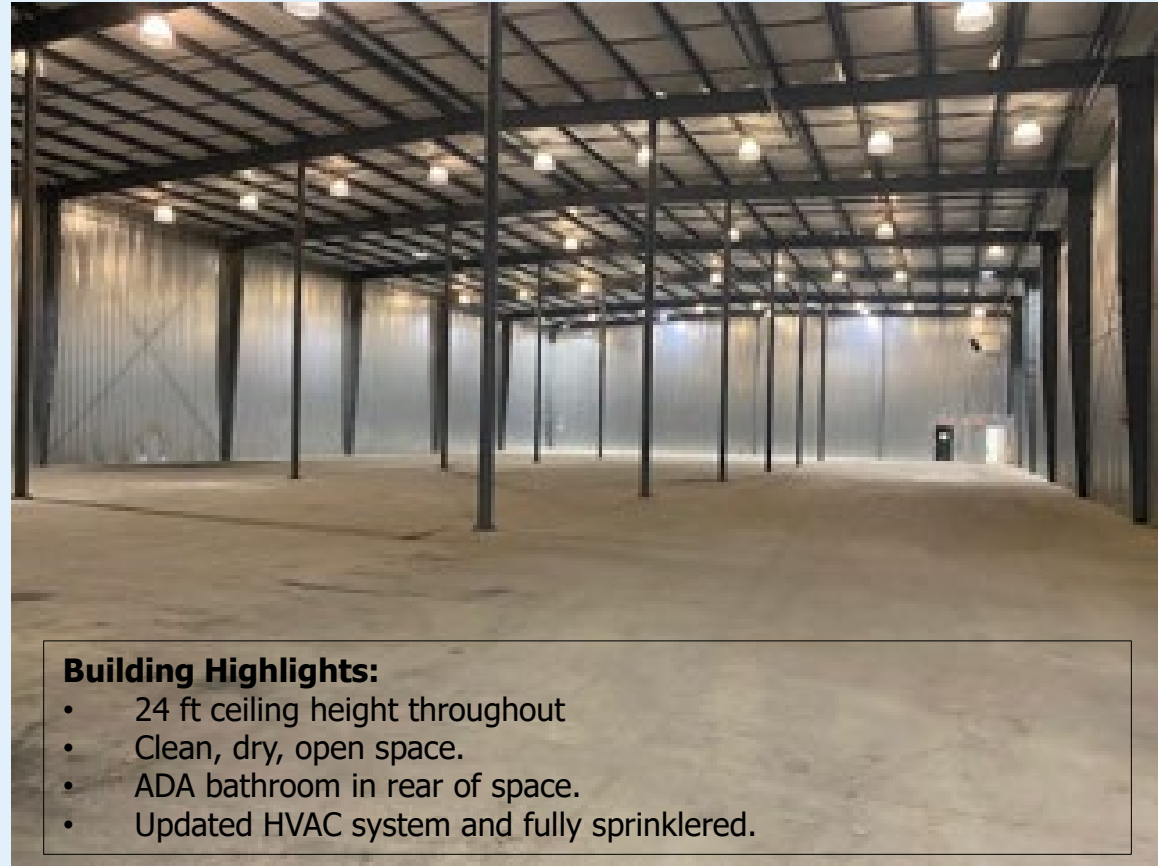
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Building Description & Highlights

Building Information	
Size	20,000 SF
Acreage	2.14
Zone	Commercial – Warehouse/Storage
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 (6")
Ceiling Height	24 feet
Drive-in Door	1
Sprinklered	100% - Wet System
Bathrooms	1 ADA



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.



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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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