

6653 Shelburne Road

Shelburne, Vermont



MEGA WAREHOUSE FOR LEASE!

SIZE: 120,000 SF
90,000 SF
60,000 SF

LEASE PRICE: \$10.00 NNN

PROPERTY HIGHLIGHTS:

- Building Strategic Location On Route 7
- 9 Loading Docks/1 Drive In Door
- 32' Clear Height
- Bonus 33,000 SF Mezzanine
- 25+ Individual Offices
- ADA Compliant with Full Elevator Service
- Structural Columns 50' X 50'
- Energy Efficient Motion Lighting Throughout
- 3 Phase 480/277 1600 AMP



FOR MORE INFORMATION, CONTACT:

Brad Worthen

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vermontrealestate.com

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

6653 Shelburne Road

Shelburne, Vermont

- Route 7 Entrance Leading to Warehouse
- 9 Loading Docks Available
- 25+ Offices Available
- Plenty of 3 Phase Power 480/277
- Automatic Backup Generator

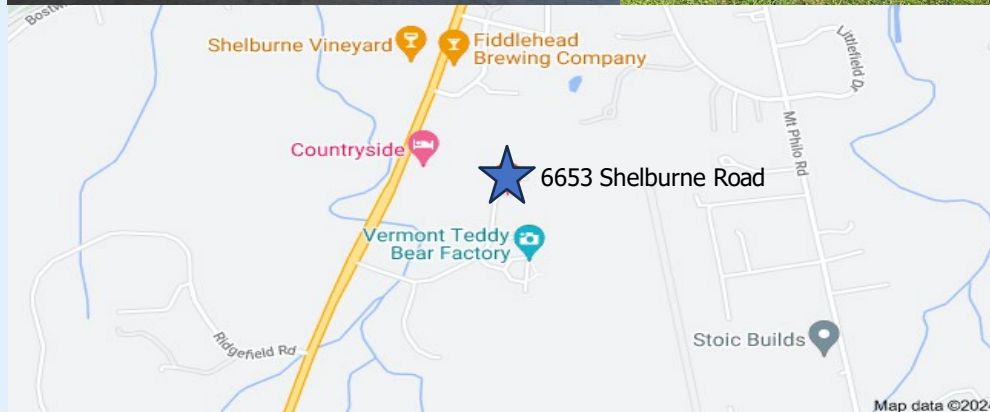
To set up a showing, call or email Brad Worthen.

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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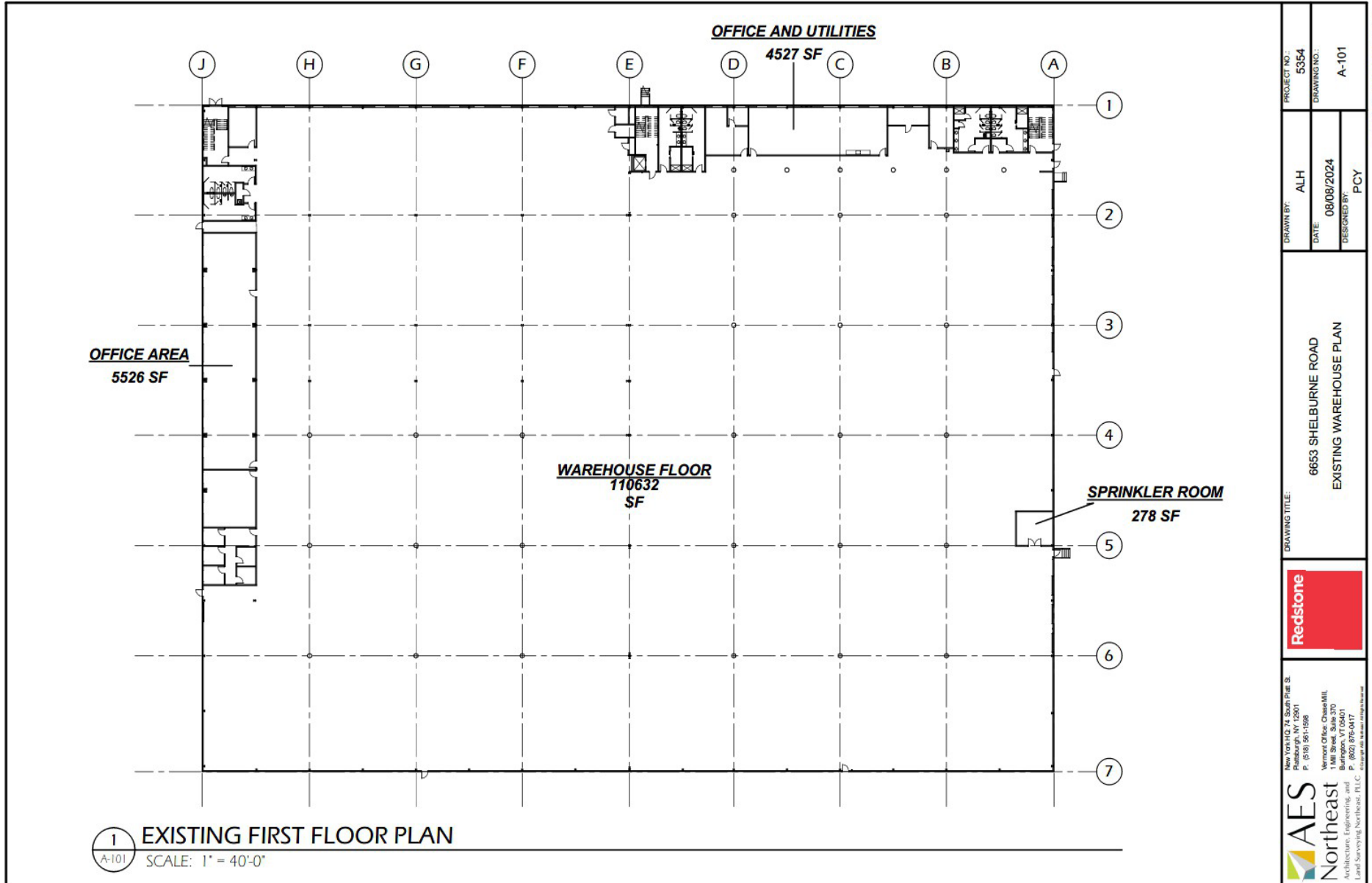
Shelburne, Vermont

Property Specification List

- Building gross floor area: 120,963 square feet
 - 1st Floor
 - Office: 10,053 SF
 - Warehouse: 110,632 SF
 - Sprinkler: 278 SF
 - Total: 120,963 SF
 - 2nd floor
 - Office: 16,004 SF
 - Mezzanine: 17,792 SF
 - Total: 33,796 SF
- Acreage: +/- 16.55-acres
- Zoning: Commerce & Industry South
- Year Built: 2000 with an addition in 2004
- Floors: 2
- Parking spaces: Approximately 75
- Loading:
 - Docks: (9) 8' x 8'
 - Drive-in Doors: (1) 10' x 10'
- Ceiling height: Up to 32' clear
- Column Spacing: 50' x 50' in main warehouse, 25' x 25' under mezzanine
- Electricity: 1,600 amp/277/480/ 3-phase service provided by Green Mountain Power
- Gas: Provided by VT Gas Systems
- Water/Sewer: Municipal, Town of Shelburne
- Generator: 230 KW, diesel powered
- Lighting: All LED lighting throughout warehouse
- Sprinklers: Fully sprinklered, mix of wet and ESFR systems, electric fire pump.
- Restrooms: 5 sets
- Exterior Construction: Foam core insulated metal panels.
- Roof type & age: Metal standing seam, new as of 2019.
- Foundation & Frame: Steel foundation, frame, and roof trusses. Concrete foundation.
- Exterior Doors: Metal
- Interior Walls: Sheetrock
- Windows: New as of 2024
- Warehouse heat: Hanging gas-fired unit heaters throughout, several are new as of 2024.
- Office HVAC: Forced hot air, heat pumps and cooling tower are new as of 2024.

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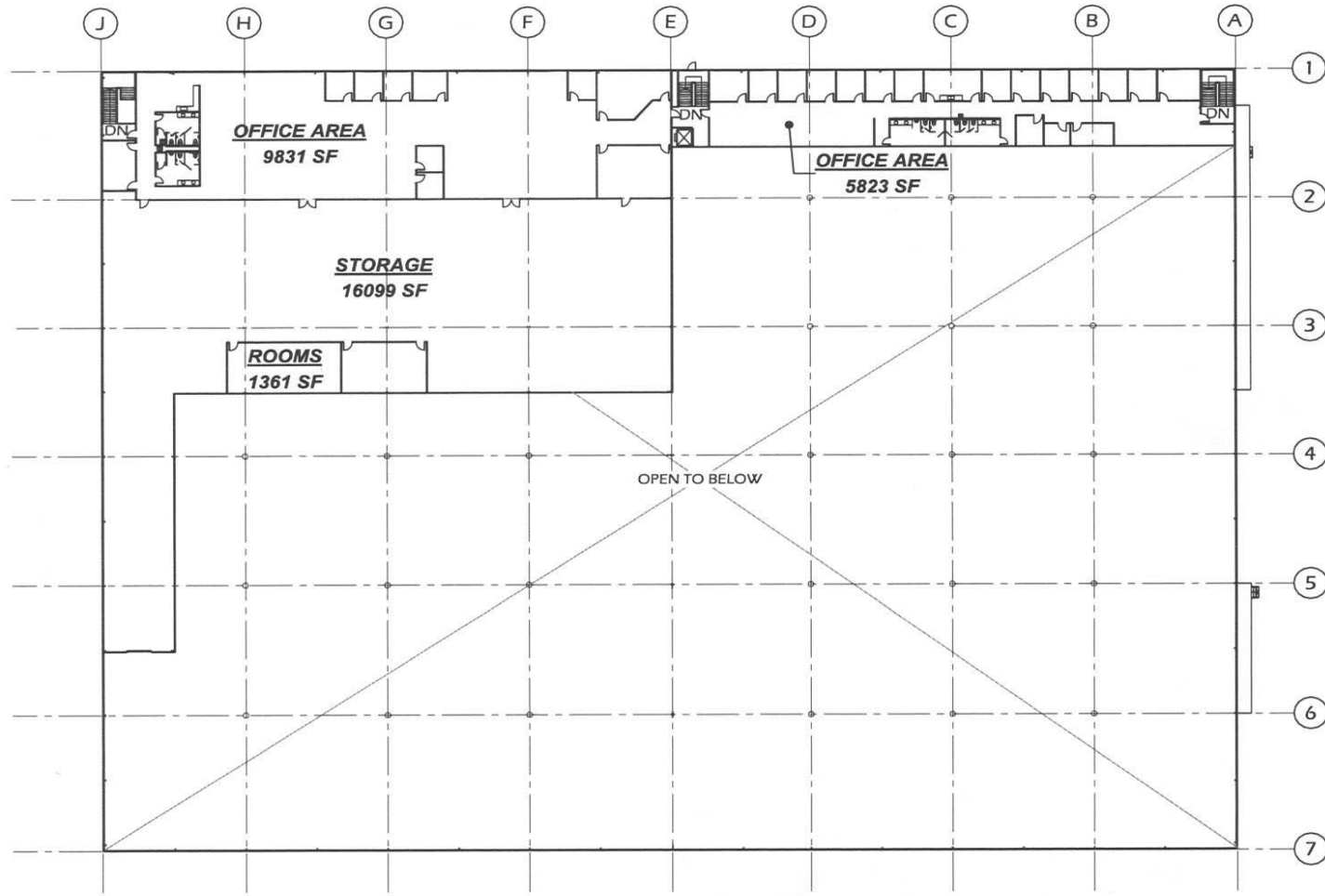
Shelburne, Vermont



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Shelburne, Vermont



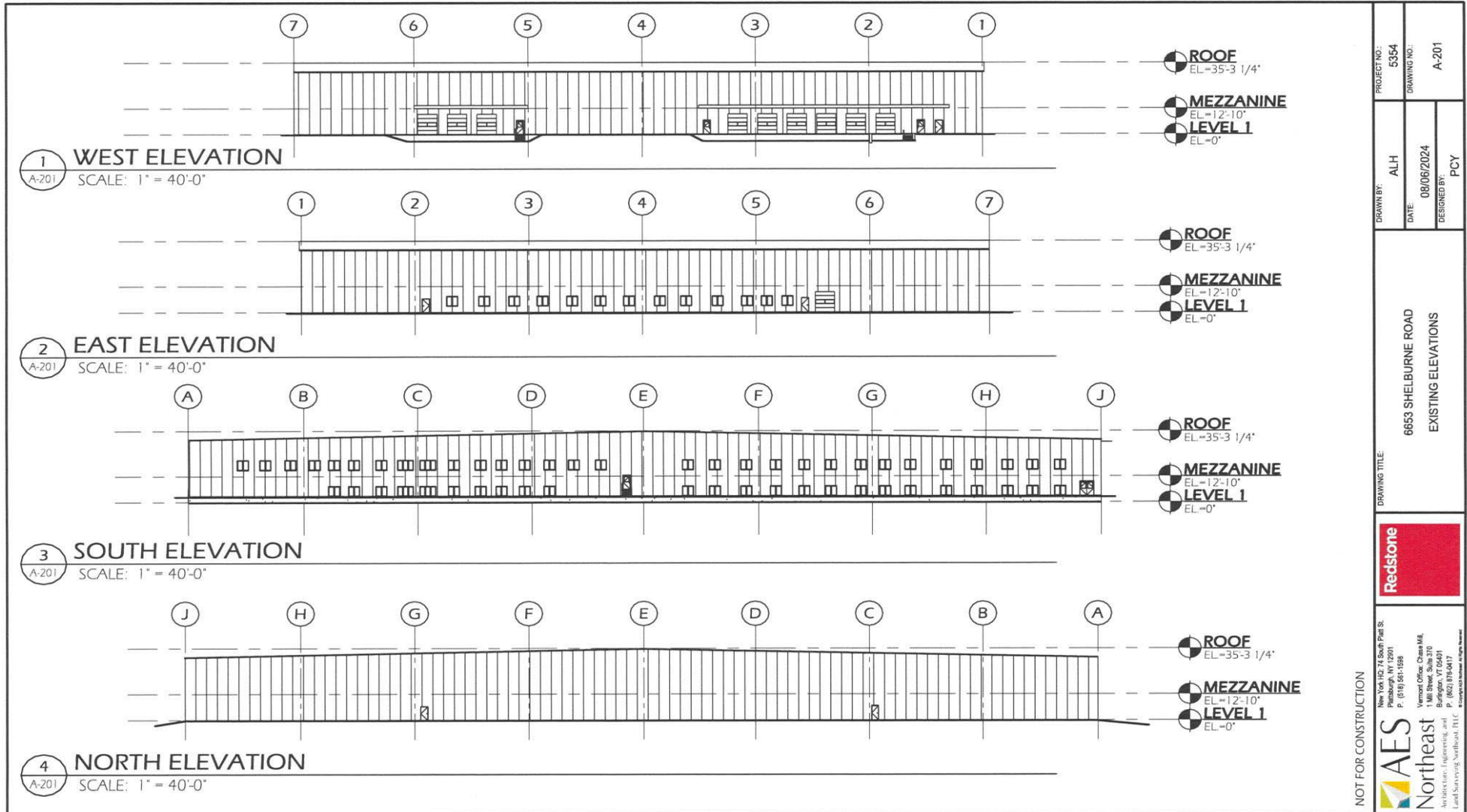
1 MEZZANINE - EXISTING FLOOR PLAN
A-102 SCALE: 1" = 40'-0"

NOT FOR CONSTRUCTION	PROJECT NO.: 5354	DRAWING NO.: A-102
	DRAWN BY: ALH	
	DATE: 08/06/2024	
DRAWING TITLE: 6653 SHELburne ROAD EXISTING MEZZANINE PLAN		
AES Northeast New York 102.74 South Pearl St. Pittsburgh, NY 12901 P. (518) 561-1588 Vermont Office: Chase Mill, 1 Mill Street, Suite 370 Burlington, VT 05401 P. (802) 878-0417 Member since: Engineering & Surveying Land Surveying, Vermont, P.L.C. © Copyright 2024, All Rights Reserved.		

PLOTE DATE: 8/7/2024 8:45:10 AM

6653 Shelburne Road

Shelburne, Vermont



NOT FOR CONSTRUCTION

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Redstone

PROJECT NO.: 5354
DRAWING NO.: A-201
DRAWN BY: ALH
DATE: 08/06/2024
DESIGNED BY: PCY

DRAWING TITLE: 6653 SHELburne ROAD
 EXISTING ELEVATIONS

PLOTE DATE: 8/7/2024 9:45:13 AM