

# 6653 Shelburne Road

Shelburne, Vermont



## MEGA WAREHOUSE FOR LEASE!

**SIZE:** 120,000 Sq Ft or  
90,000 Sq Ft or  
60,000 Sq Ft

**PRICE:** \$10.00 NNN

- 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**

**O: 802-992-9287 | M: 802-343-0861 | [bworthen@vermontrealestate.com](mailto:bworthen@vermontrealestate.com)**

[vermontrealestate.com](http://vermontrealestate.com)

COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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- 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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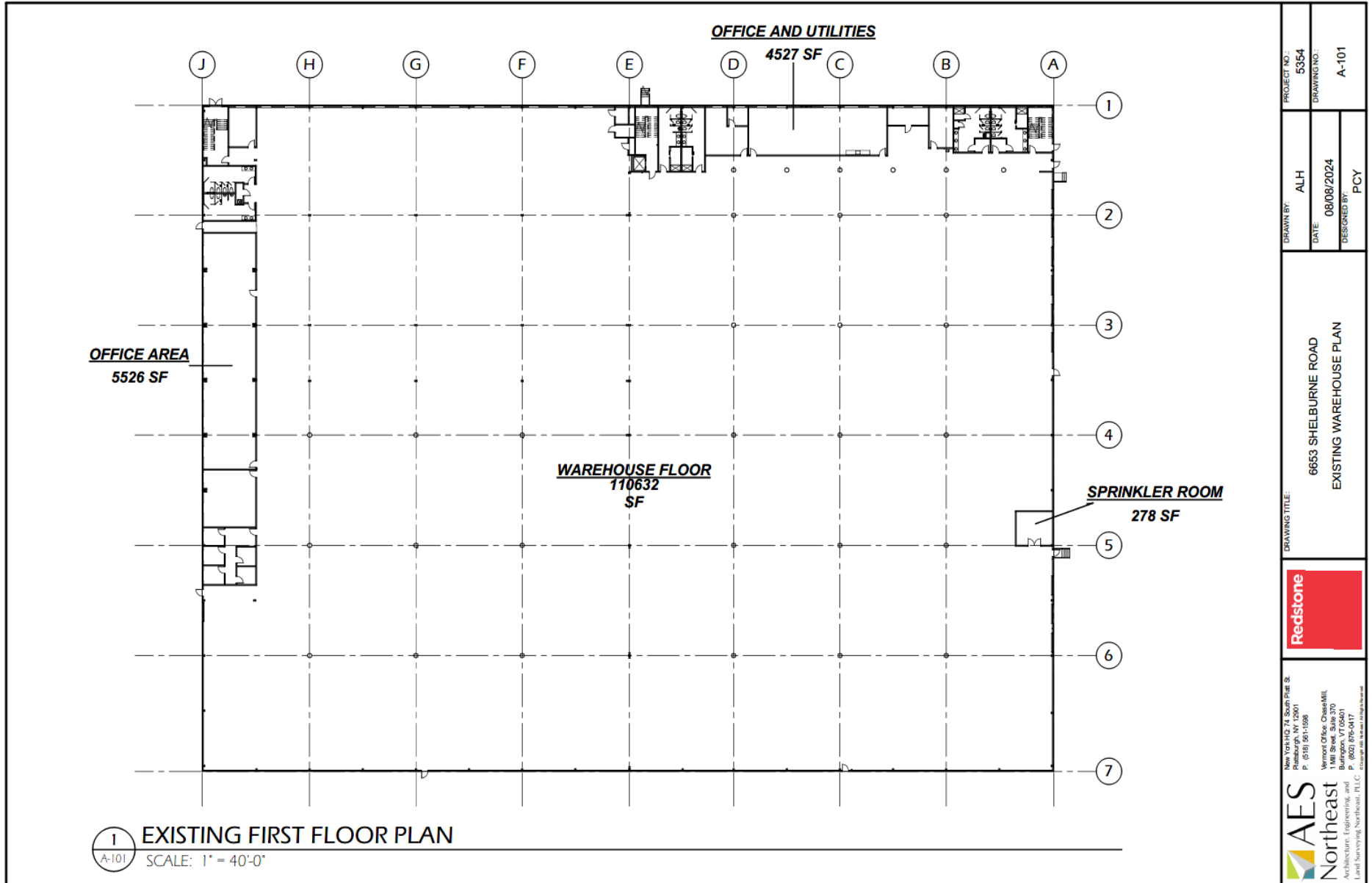
Shelburne, Vermont

## Property Specification List

- Building gross floor area: 120,963 square feet
  - 1<sup>st</sup> Floor
    - Office: 10,053 SF
    - Warehouse: 110,632 SF
    - Sprinkler: 278 SF
    - Total: 120,963 SF
  - 2<sup>nd</sup> 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.

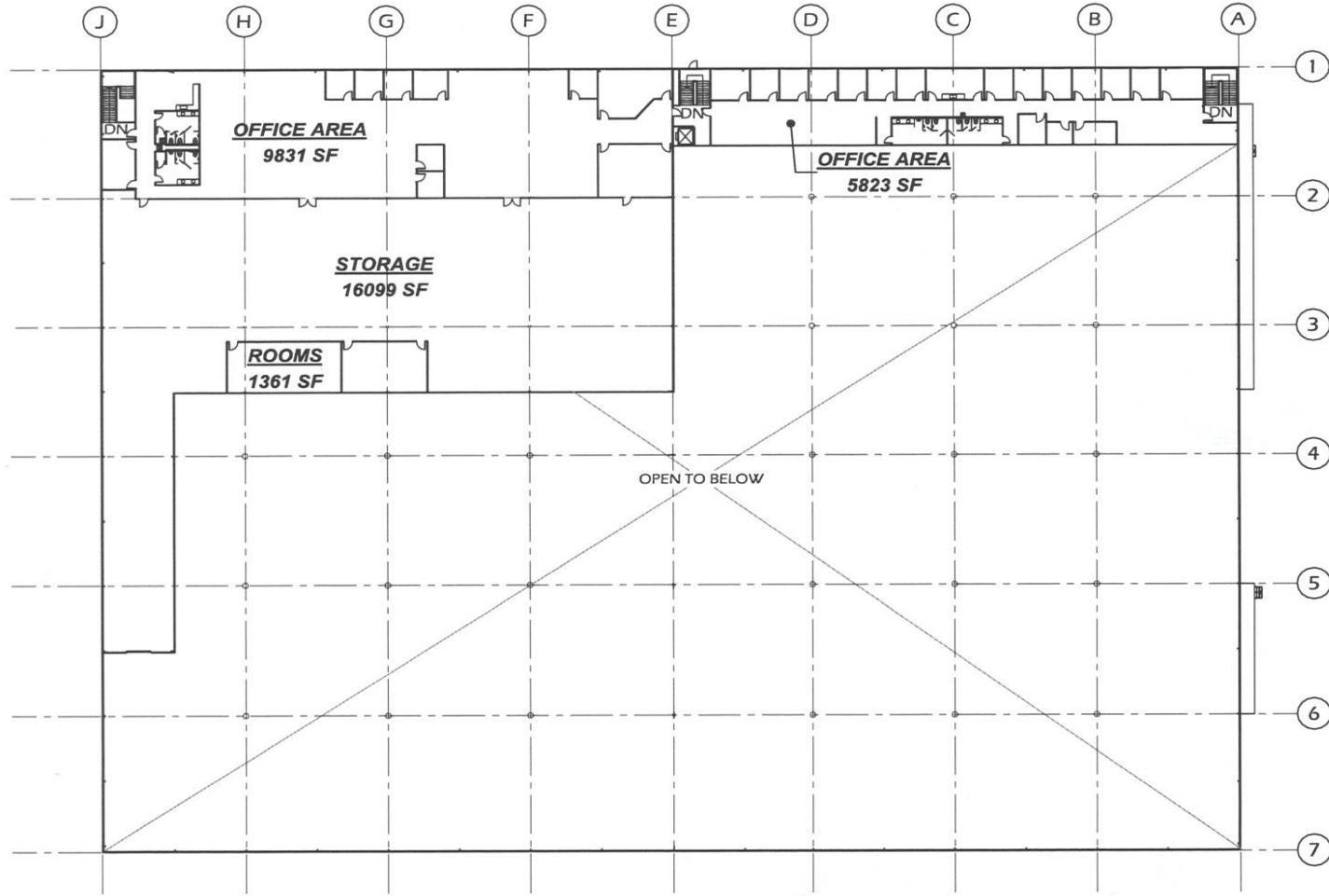
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**1** MEZZANINE - EXISTING FLOOR PLAN  
 A-102 SCALE: 1" = 40'-0"

**NOT FOR CONSTRUCTION**

<b>AES</b> Northeast <small>Architect: Redstone and Land Surveying, Northport, LLC</small>	<small>New York: 102.74 South Pearl St.          Plattsburgh, NY 12901          P. (518) 561-1599</small>	<small>Project No.: 5354</small>
	<small>Vermont Office: Chase Mill,          1 Mill Street, Suite 370          Burlington, VT 05401          P. (802) 875-0417</small>	<small>Drawing No.: A-102</small>
<b>Redstone</b>		<small>Drawn By: ALH</small>
6653 SHELburne ROAD EXISTING MEZZANINE PLAN		<small>Date: 08/06/2024</small>
<small>DESIGNED BY: PCY</small>		<small>Plot Date: 8/7/2024 8:45:10 AM</small>

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