

85,000 SF Warehouse for Lease

36 River Road, Essex, Vermont



FOR LEASE: ESSEX WAREHOUSE IN EXCELLENT CONDITION

SIZE: 85,785+/- SF

RENT : \$11.00/SF NNN \$1.94

Premium industrial property available in Essex! Currently the home of Twincraft Skincare, this exceptionally maintained facility offers over 85,000 SF of warehouse and office—suitable for a wide range of uses including manufacturing, warehousing, distribution, and production.

PROPERTY FEATURES:

- Flexible layout with 6 enclosed loading docks
- Clean & functional warehouse with modern first and second floor office space
- ADA compliant
- Clear Height: 25 ft

Available Summer 2026



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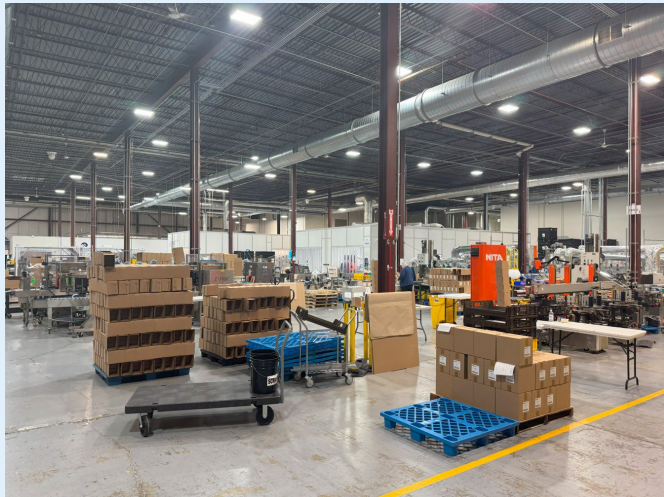
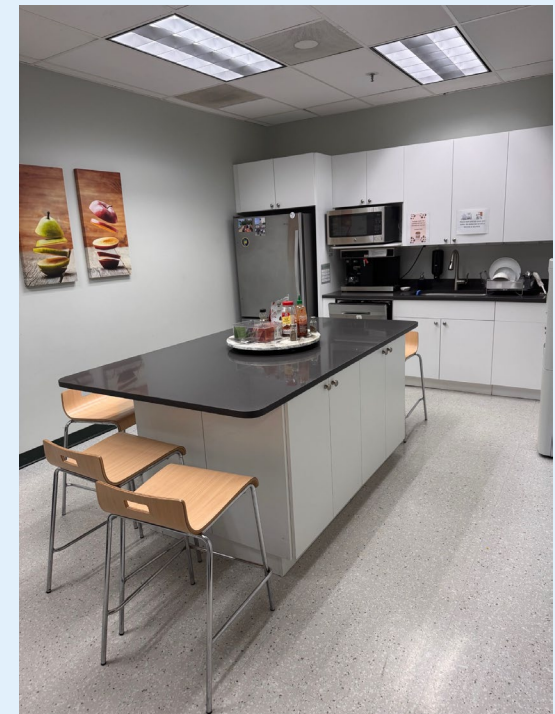
AREA	MEASUREMENT
Office	13,780 SF
Manufacturing	72,005 SF
TOTAL SQ FT	85,785 SF
Clear Height	25'
Under Ventilation	21'
# Loading Docks	6
Power	3-Phase 480/277V
Lot Size	14.8 acres



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POMERLEAU
REAL ESTATE



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