

19,000 SF Retail/ Warehouse Space for Lease

45 Hinesburg Road, South Burlington



FOR LEASE

AVAILABLE SPACE: 19,580 +/- SF

RENT: NEGOTIABLE

HIGHLIGHTS:

- Fully renovated 19,580 SF endcap space offering a modern, open layout with sleek, versatile interior
- New polished concrete floors
- New LED lighting throughout
- Upgraded HVAC (2022)
- Clear height: 15'
- New roof (2022)
- 1 overhead garage door
- 400-amp 204V 3-phase electric
- Fully sprinklered

Ideal for retail, showroom, or specialty use—move-in ready and built to impress.

AVAILABLE IMMEDIATELY



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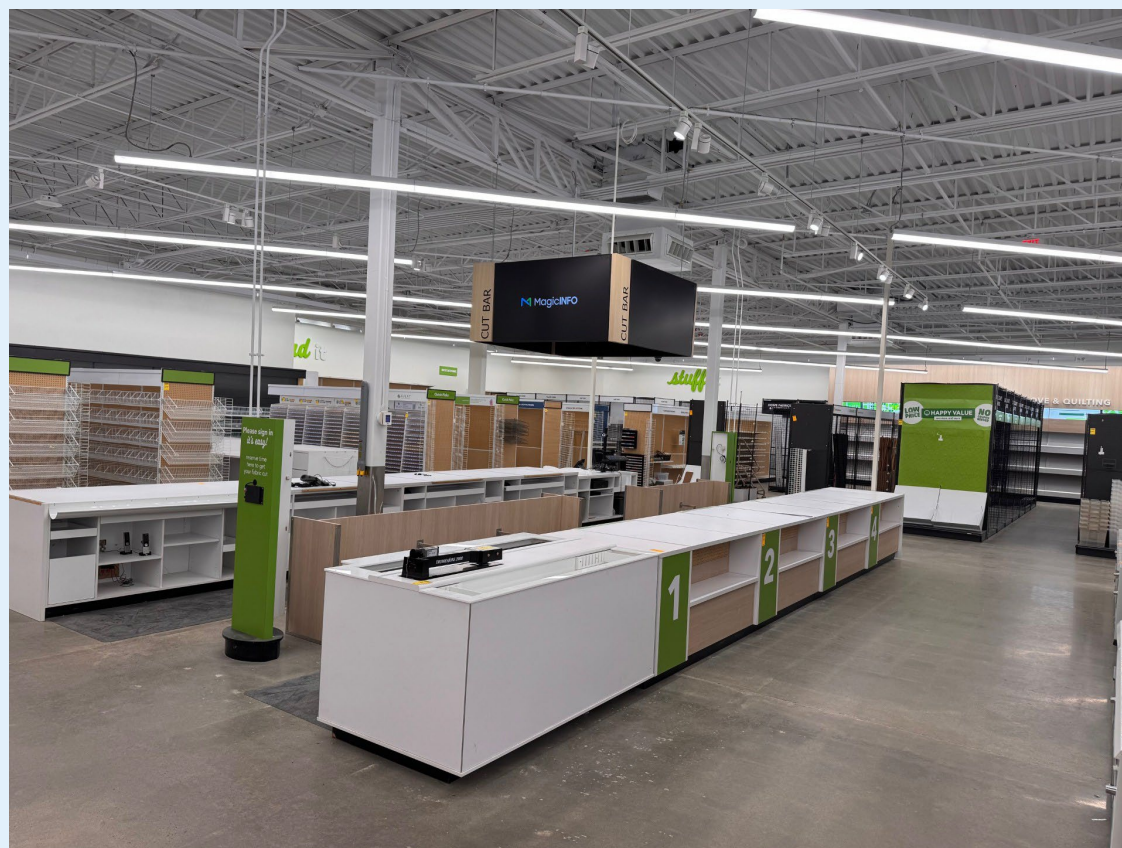
COMMERCIAL BROKERAGE | DEVELOPMENT | PROPERTY MANAGEMENT

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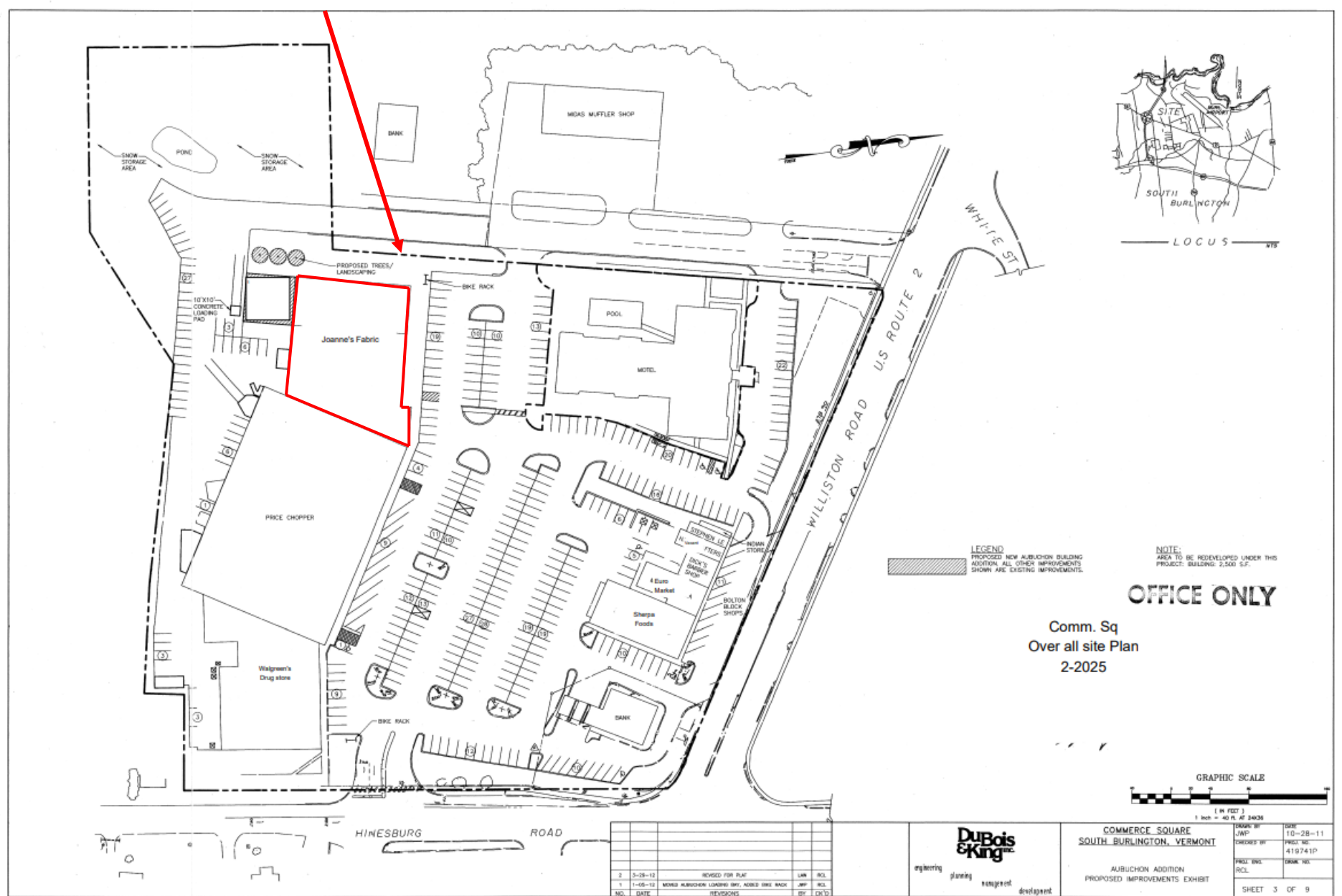


Size:	19,580 SF
Ceiling Height:	15' to joist 12' under lighting
Electrical:	400 amp 208 3 phase
# Overhead Doors:	1
Sprinklered:	YES
Fixtures:	Included with space if desired
Access:	New roads and sidewalks being developed connecting Market Street to Williston Road, bringing ample road and foot traffic past building entrance!



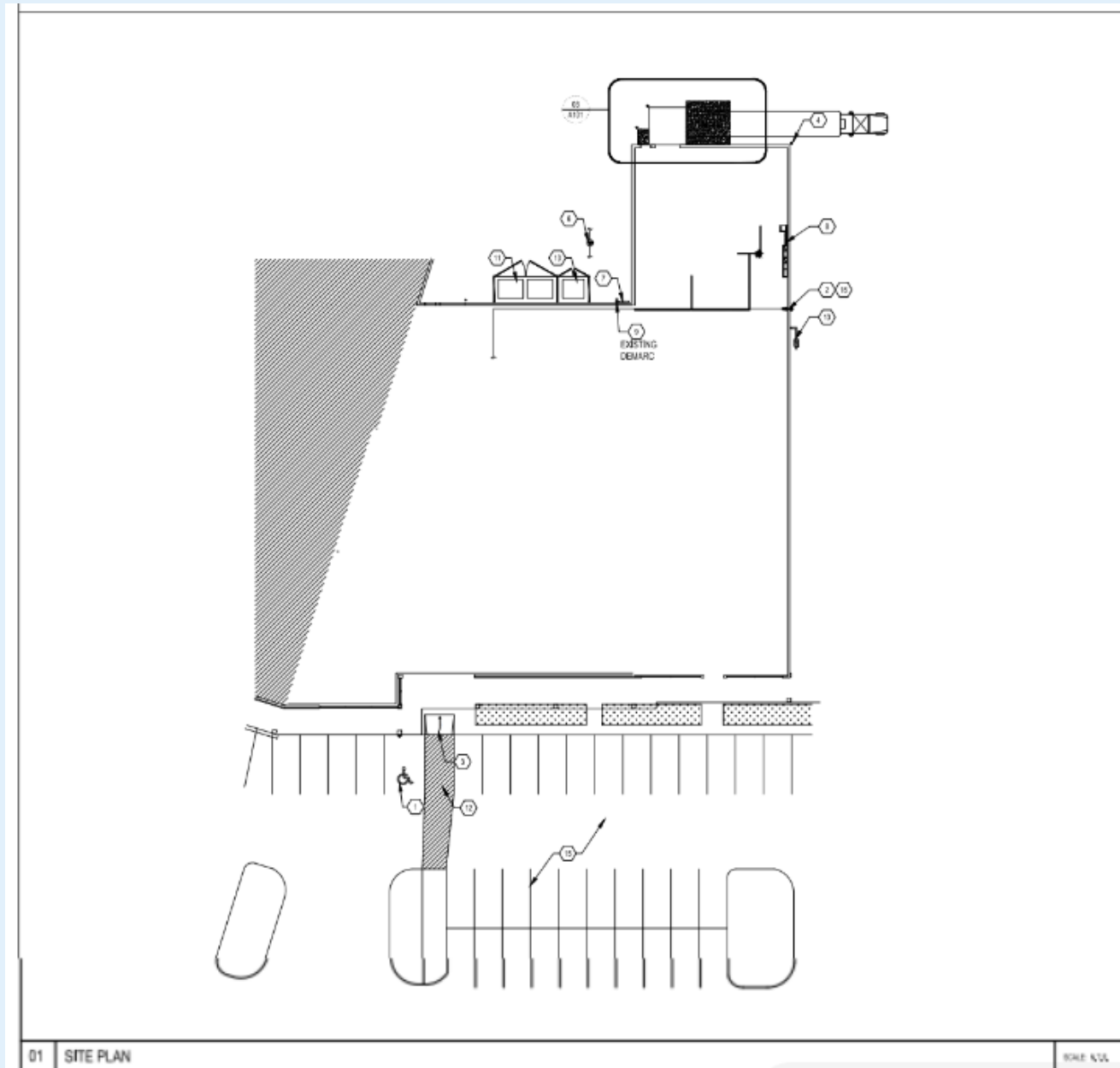
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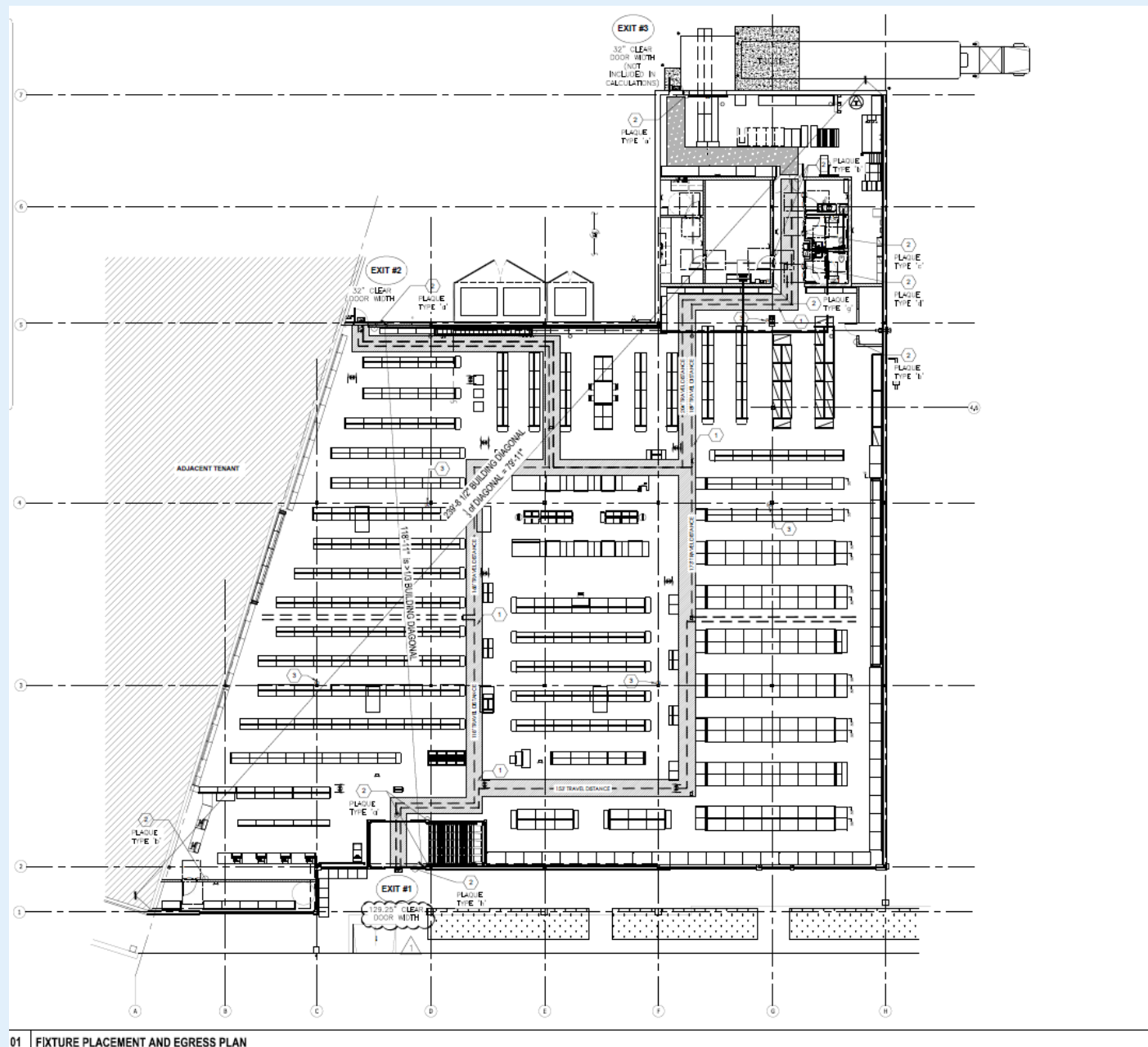
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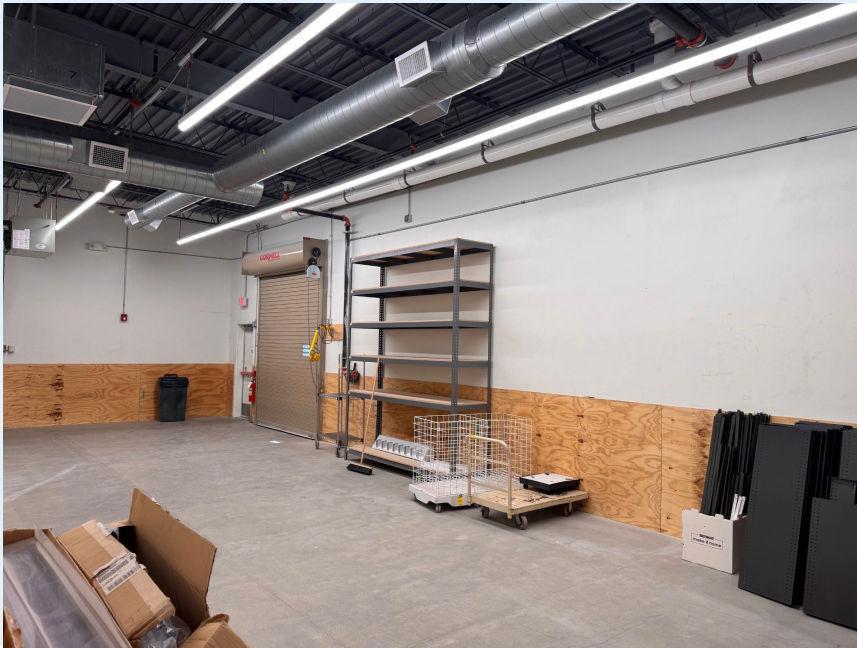
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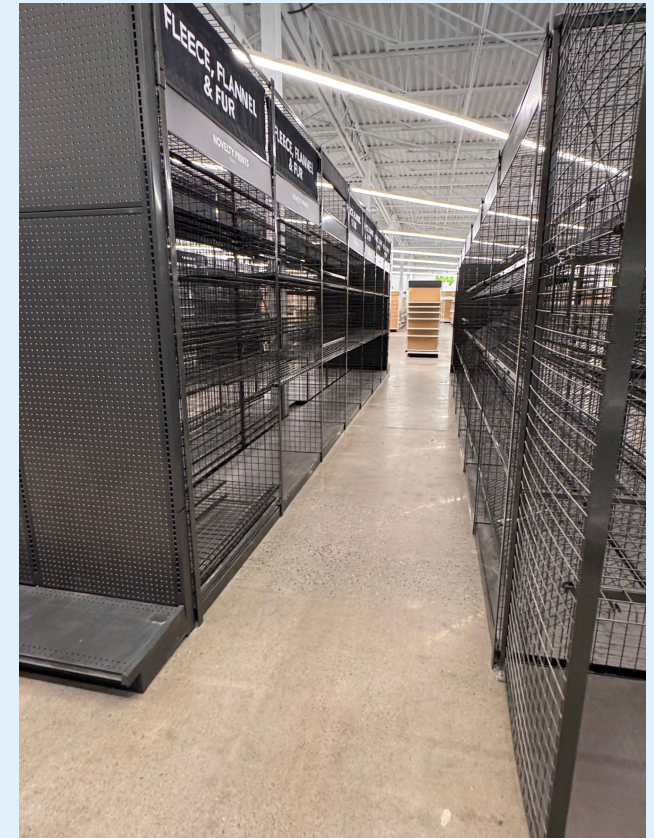
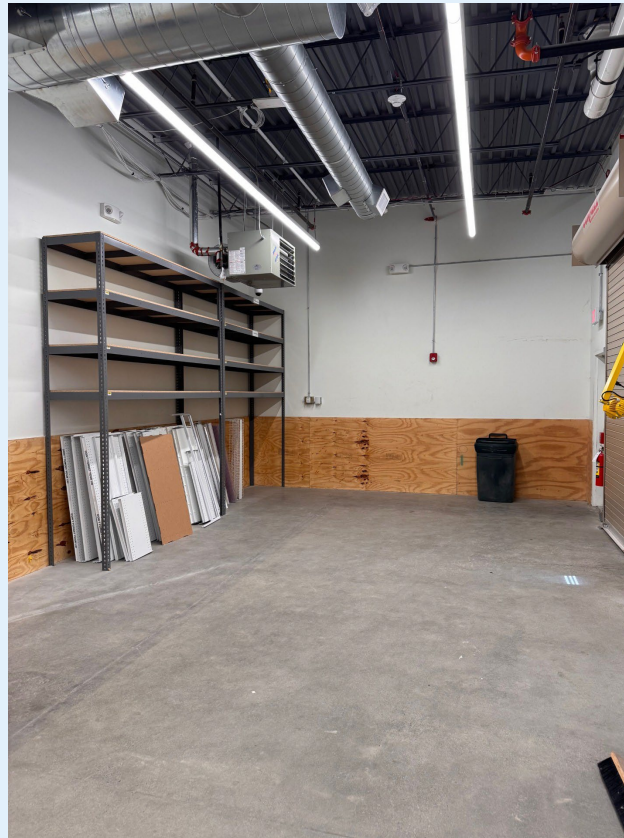
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POMERLEAU
REAL ESTATE



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