

20,000 SF Industrial Flex Space for Sale or Lease

Checkerberry Sq, Lot 13, Milton VT



SIZE: 5,000-20,000 +/- SF

RENT : \$18/ SF GROSS

SALE PRICE : Contact Agent

PROPERTY FEATURES:

Discover an exceptional industrial opportunity in Milton, Vermont. This 20,000 SF modern industrial building offers 16-19 ft single slope ceiling, ample power, and flexible configuration options. The property can be leased as a single 20,000 SF unit or divided into four 5,000 SF spaces, perfect for a range of light manufacturing, warehousing, or distribution uses.

Located just minutes from I-89, this building provides excellent access to Burlington and northern Vermont markets while benefiting from Milton's growing business community. With drive-in doors, generous parking, and versatile floor plans, this is an ideal space for businesses looking to expand or establish a new presence in Chittenden County.

Available 2027!

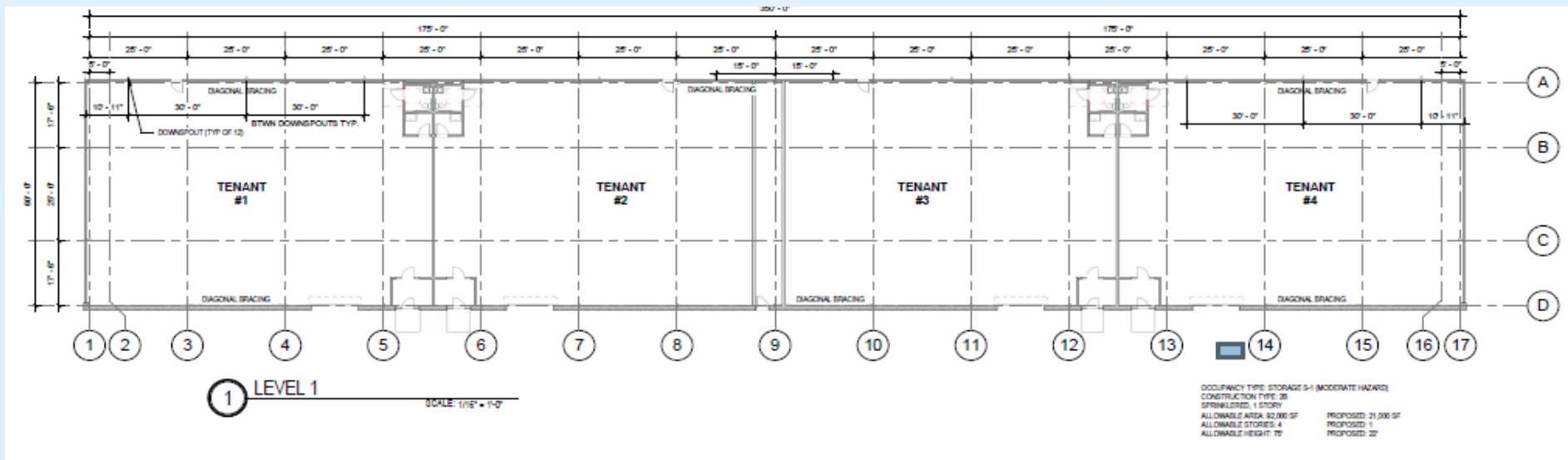


Floor Plan

Checkerberry Sq, Lot 13, Milton VT

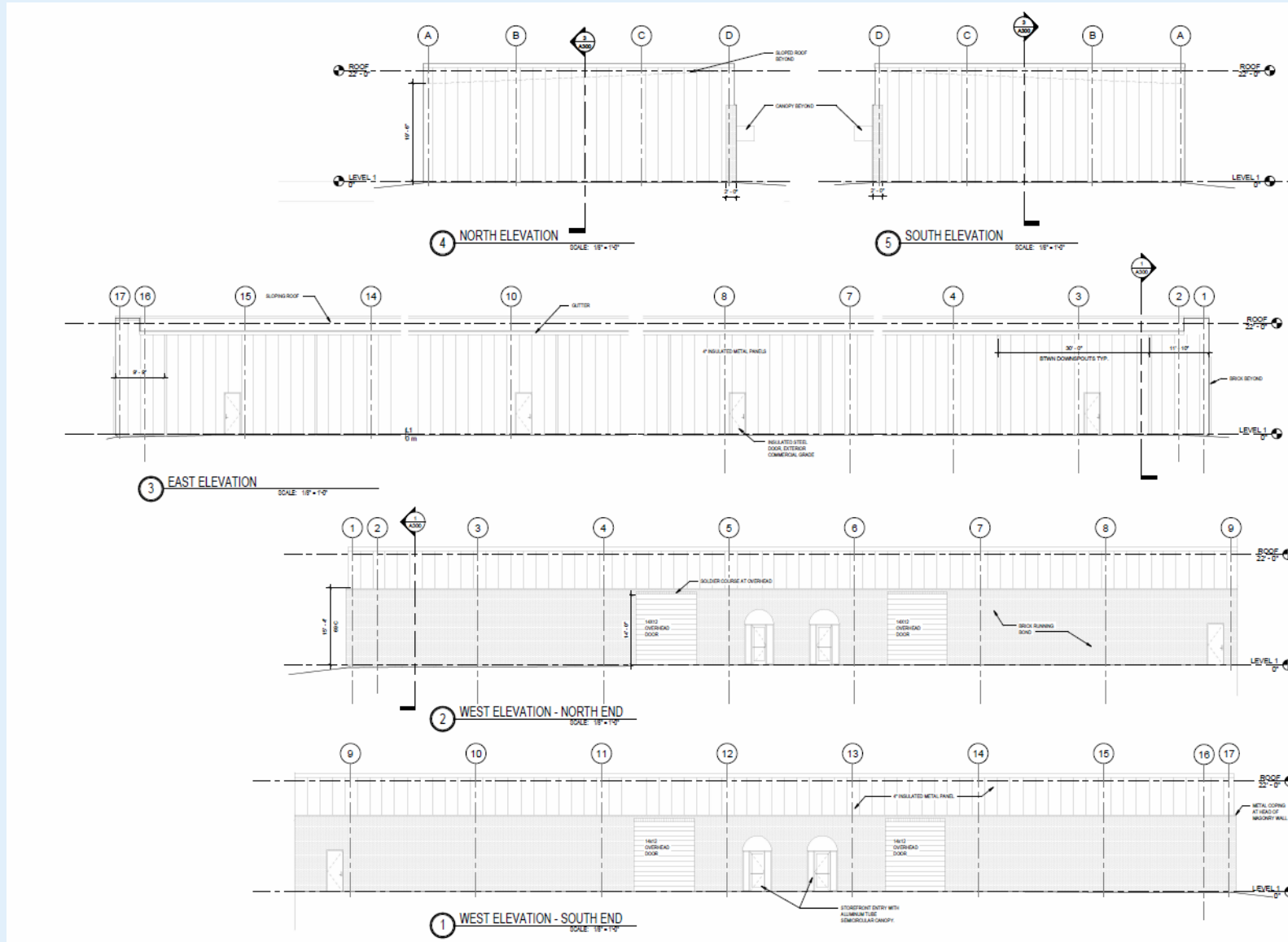
HIGHLIGHTS:

- Total Size: 20,000 SF (divisible to 5,000 SF)
- Clear Height: 16-19 feet
- Excellent access to I-89
- Flexible industrial/flex layouts
- Ample on-site parking
- 12 x 14 Drive-In Door (1 x Each Unit)
- 208 - 3 phase (225 AMPS w/conduit to increase as needed)



Elevation

Checkerberry Sq, Lot 13, Milton VT



Site Plan

Checkerberry Sq, Lot 13, Milton VT



LOCATION PLAN



LEGEND

- PROJECT BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EXISTING BOUNDARY
- SETBACK
- LIMITS OF CLASS 2 WETLAND
- LIMITS OF WETLAND 50' BUFFER
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- EXISTING RICH LINE
- PROPOSED SEWER LINE
- PROPOSED FORDWAY
- PROPOSED WATERWAY
- EXISTING WATERWAY
- EXISTING/PROPOSED HYDRAUNT
- PROPOSED STORM SEWER
- SILT FENCE / CONSTRUCTION TAPE
- PROPOSED FENCELINE
- EXISTING TIE LINE
- PROPOSED TIE LINE
- SOIL BOUNDARY
- TEST PIT LOCATION
- PERC TEST LOCATION
- PROPOSED BUILDING
- PROPOSED PAVED AREA

ZONING INFORMATION

PARCEL ID: 207009.013 (2.01 ACRES)
ZONED: CHECKERBERRY COMMERCIAL (M-C)
DIMENSIONAL REQUIREMENTS
MINIMUM LOT AREA: 10,000 S.F. CONVENTIONAL
MINIMUM LOT FRONTAGE: 80 FT
MAXIMUM ALLOWED COVERAGE: 50% CONVENTIONAL
PROPOSED COVERAGE: 34% (33,876)
SETBACKS:
FRONT: 20 FT CONVENTIONAL / PROPOSED
SIDE: 10 FT CONVENTIONAL / PROPOSED
REAR: 10 FT CONVENTIONAL / PROPOSED

PARKING COMPUTATIONS

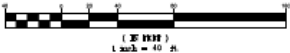
REQUIREMENTS:
MILTON BUSINESS DISTRICTS:
1 SPACE PER 250 SF OF G.A. OF SPACE
= 20,760 SF = 84 SPACES REQUIRED
TOTAL PARKING REQUIRED: 84 SPACES
TOTAL PARKING PROPOSED: 23 SPACES
(INCLUDES XXX HANDICAP SPACES)

NOTES:

- 1) THIS PLAN IS NOT TO BE USED FOR PROPERTY CONVEYANCE PURPOSES.
SEE PROPERTY PLAT FOR PROPERTY CONVEYANCE PURPOSES.

THE CONTRACTOR SHALL VERIFY 'BEFORE' AT
1-800-485-4856 PRIOR TO ANY EXCAVATION.

GRAPHIC SCALE



DATE	2/20/25	BY	JM
DESIGNED	ORCA	CHECKED	ORCA
DRAWN	ORCA	APPROVED	ORCA
PROJECT	ORCA		
DATE	2/20/25		
SCALE	1" = 40'		
O'LEARY-BURKE CIVIL ASSOCIATES, PLLC		JIMMO PARCEL CHECKERBERRY SQUARE MILTON, VT	
		SITE PLAN	
		2	

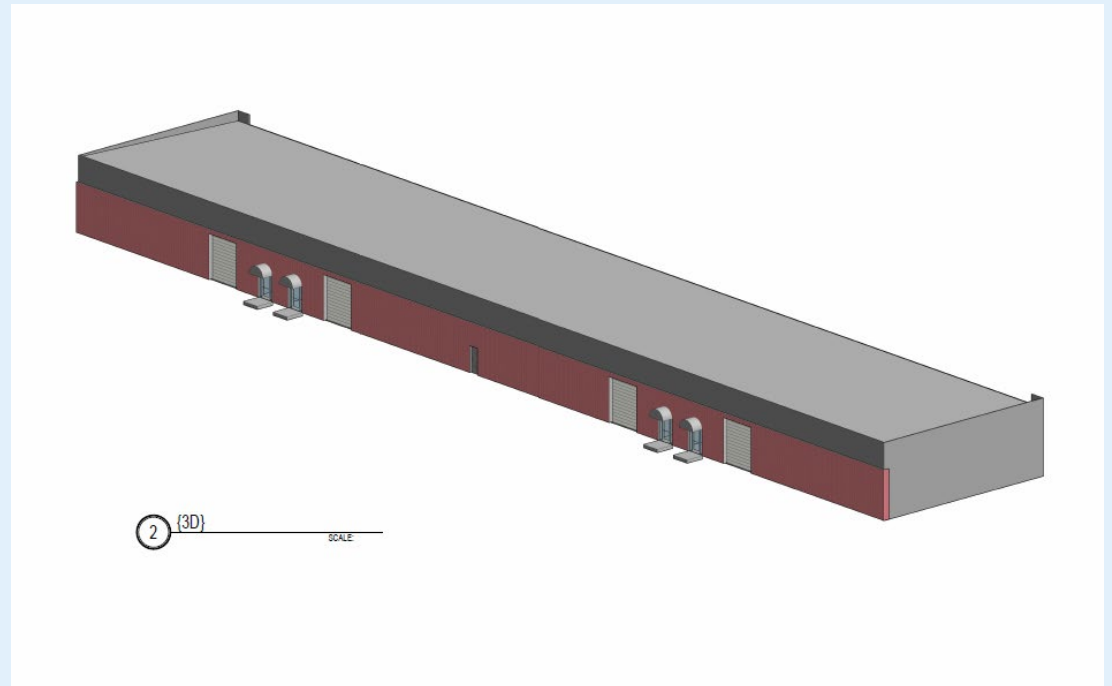
Photos

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