

18,000 SF Warehouse for Sale

24 Clapper Road, Milton, VT



SIZE: 18,479 +/- SF

FOR SALE: \$1,900,000

PROPERTY FEATURES:

- Highly functional 18,479 SF industrial building in the Clapper Road Business Park
- Easy access off Route 7, less than one mile from Interstate 89 (Exit 17)
- Property features 2,764 SF of office space and 15,715 SF of warehouse/industrial space
- Warehouse features clear height of 17', 6 loading docks, and one 14' x 14' drive-in overhead door
- Municipal water and sewer, natural gas
- New metal roof recently installed
- Fully sprinklered
- Flexible layout suitable for manufacturing, distribution, or service-oriented users

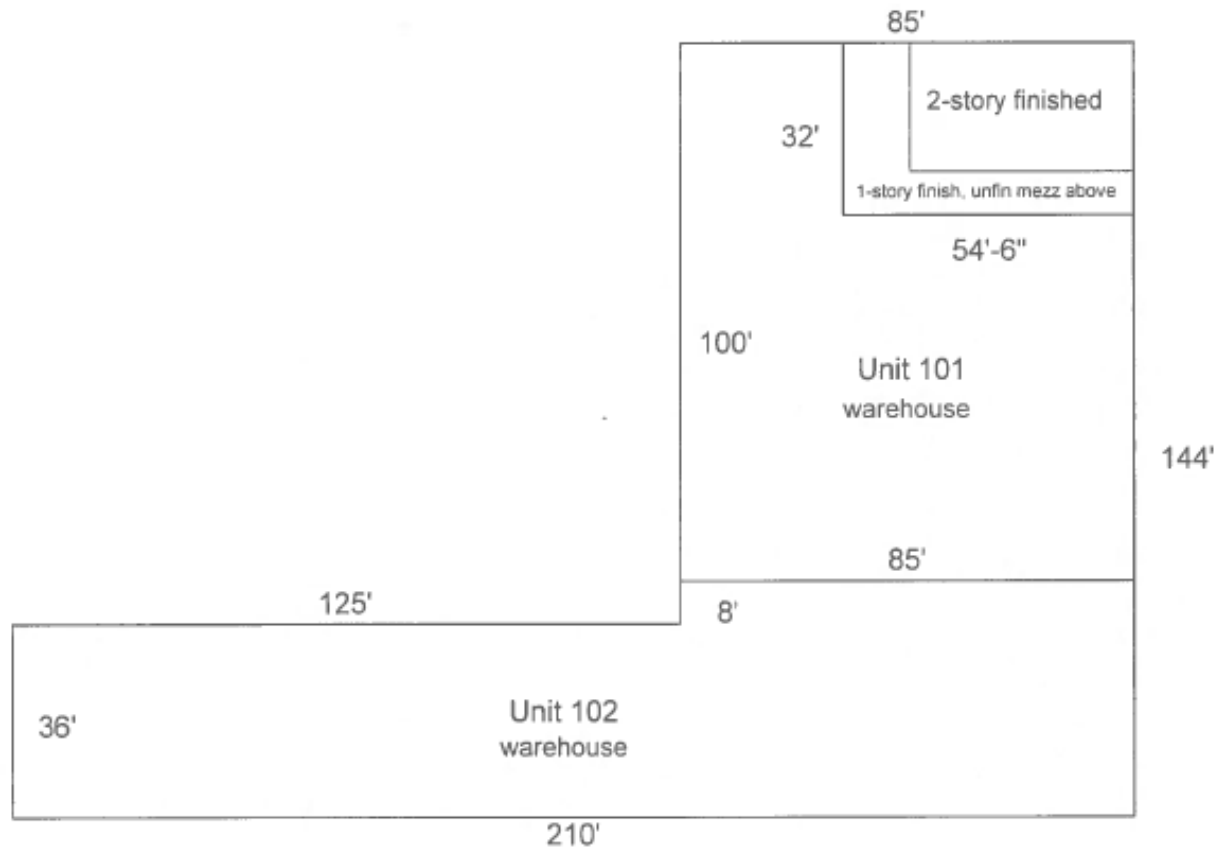


Floor Plan

24 Clapper Road, Milton VT

HIGHLIGHTS:

- 18,479 +/- SF
- Clear height: 17 ft
- 6 loading docks
- 14 x 14 drive in door
- Ample parking
- New metal roof
- 208 Phase 3 power



Photos

24 Clapper Road, Milton VT

