

# Industrial Property with Yard Space for Sale

189 Colchester Road, Essex Junction VT



**FOR SALE:** \$2,000,000

**ACRES:** 2.89

**SIZE:** 12,000 +/- SF (multiple buildings)

## PROPERTY FEATURES:

- Currently operating as a propane distribution facility, the site is leased to an established tenant utilizing the property for propane tank storage.
- Current Tenant is on the 2nd of 3 five-year options. Lease expires on December 31, 2026 with an option to renew for an additional 5 years.
- Property is centrally located and just minutes from Burlington, I-89 and Route 115.
- Municipal water, electric and gas
- On site septic system in place
- Rail siding access via New England Central Railroad
- Strategic location in a high-demand industrial corridor.

Contact agent for more information!



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Building	SQ FT	Highlight
<b>Total Gross Building Area (TBA)</b>	<b>12,000 +/- SF</b>	
Main Office/ Service Building	4,800 +/- SF 2,400 +/- SF	2- Story office building Attached service garage
Detached Service Garage #1	3,000 + SF	6 Overhead Doors 1 Loading Dock
Detached Service Garage #2	1,800 +/- SF	2 Overhead Doors (10 ft)

