

# 17,000 SF Warehouse on 4.9 Acres

35 Fassett Rd, East Montpelier, Vermont



## WAREHOUSE FOR SALE:

**PRICE :** \$1,595,000

**SIZE:** 17,250 ± SF

**ACRES:** 4.9

### PROPERTY FEATURES:

- Situated on a corner parcel with extensive frontage along both VT Route 14 and Fassett Road
- Multiple loading docks and 12' high overhead doors, several 14' wide at-grade doors
- Approximately 2,024 SF of finished office space featuring 3 private offices, conference room, central air and multiple restrooms
- Large paved parking and truck maneuvering areas & additional land available that could potentially accommodate further parking expansion
- Permitted uses include light manufacturing, warehouse, wholesale, professional office, retail sales, motor vehicle sales and service, and other industrial operations
- Served by public water, onsite septic, public electric, and propane
- Existing site improvements include gated and fenced areas, exterior electrical service, hose bibs, and a layout well-suited for warehousing or distribution



# 35 Fassett Road, East Montpelier

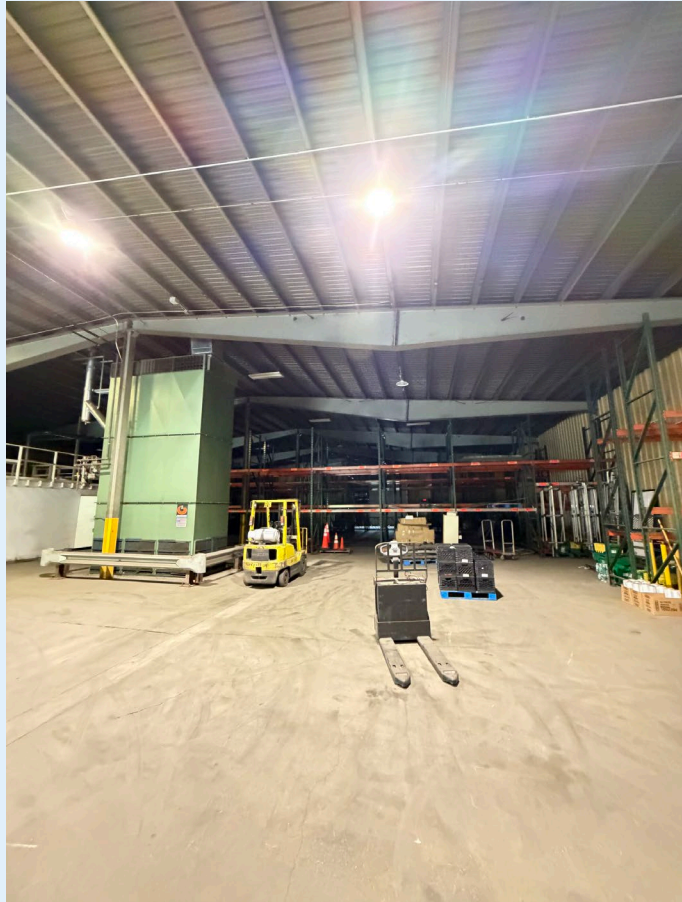
## Highlights

Square Footage	±17,250 SF 3,045 SF mezzanine storage
Foundation	Concrete slab
Exterior	Metal
Roof	Rubber membrane
Ceiling height	22'
Overhead Doors	5
Loading docks	4
Heat	Gas fired hot air
AC	Central air in office
Electric	200 amp
Sprinkler	No
Misc	Elevator, alarm system in place
Office area	2,024 Sf or 12% ttl area



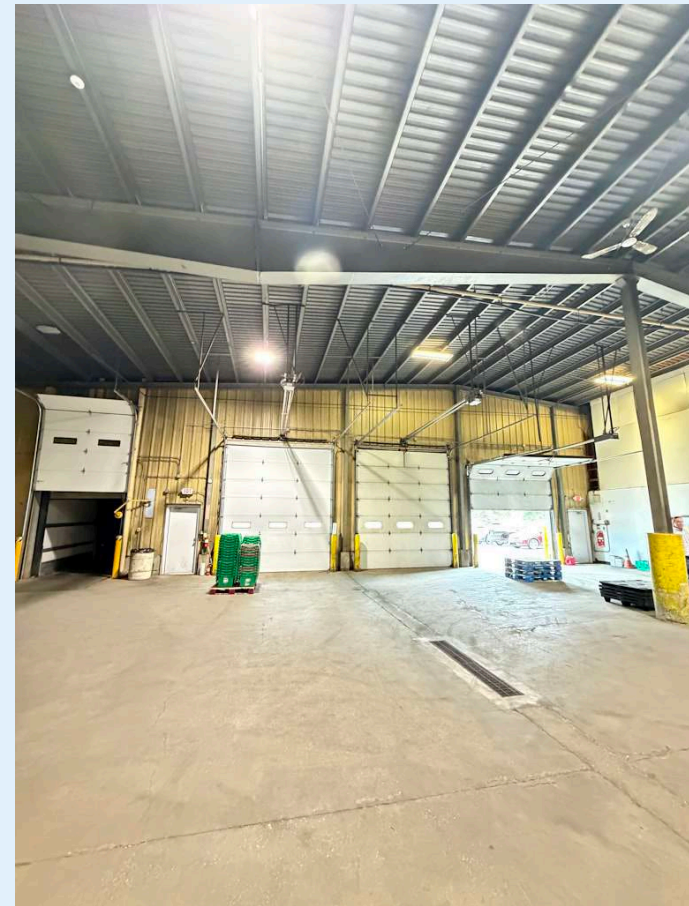
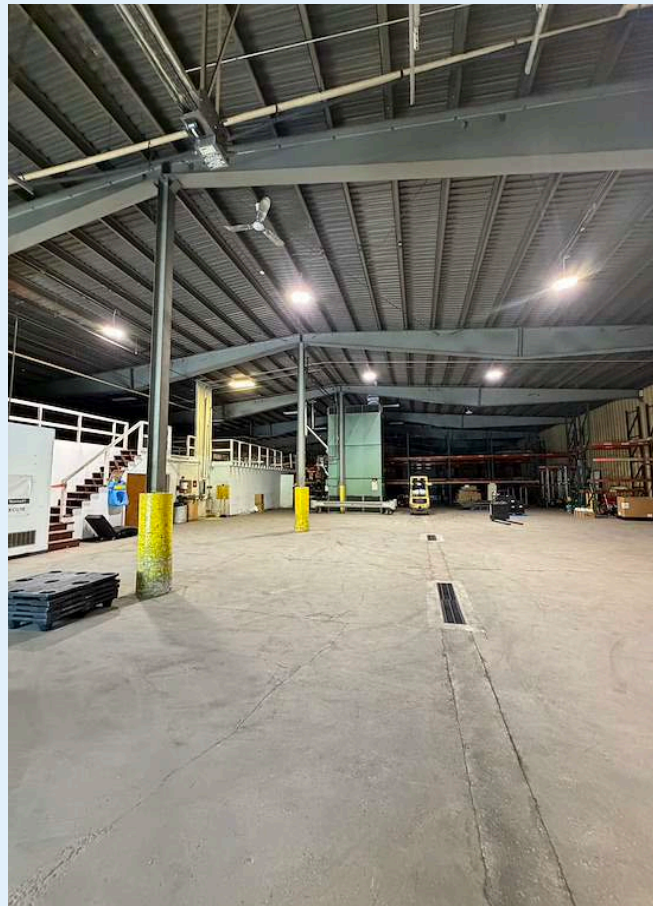
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Interior Photos



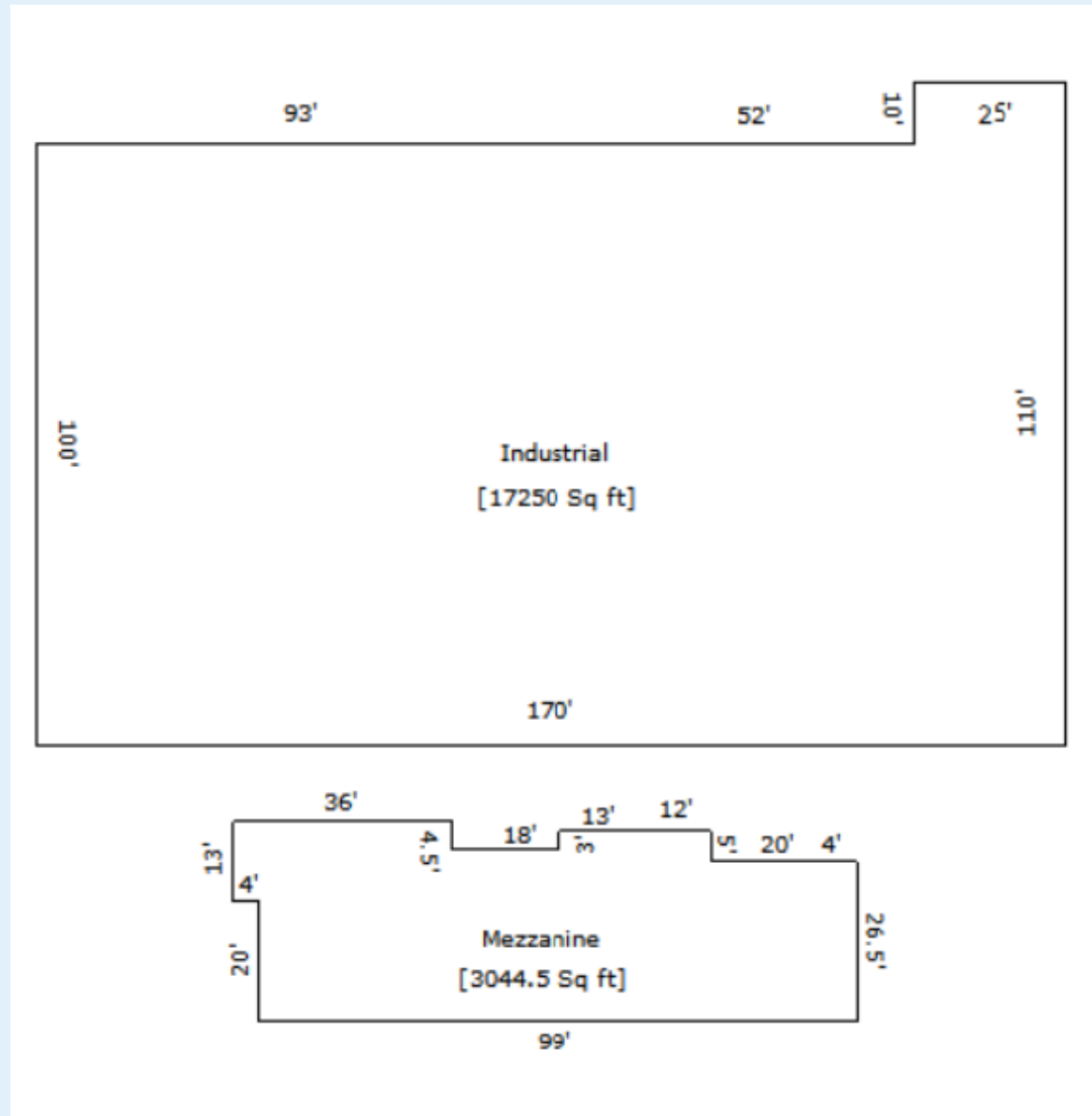
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Interior Photos



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## Floor Plan



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Neighborhood Map

