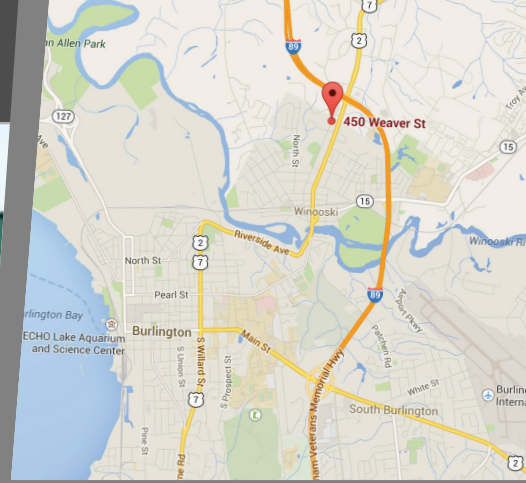


FOR LEASE AVAILABLE IMMEDIATELY



450 WEAVER ST WINOOSKI VERMONT

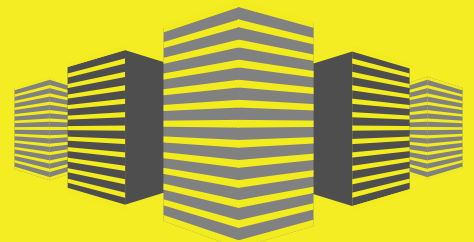
\$1,500+NNN

PRESTIGIOUS HIGHLAND PARK INDUSTRIAL AVAILABLE SPACE : 2,600 +/- SF

50,000 SQ FT +/- MULTI-TENANT BUILDING WITH 11 INDIVIDUAL SUITES RANGING FROM 1000 SQ FT TO 13,000 SQ FT LOCATED ON 3.5 ACRES IN THE PRESTIGIOUS HIGHLAND INDUSTRIAL PARK AREA. APPROXIMATELY 1/4 MILE FROM I-89 EXIT 16 WITH CLOSE PROXIMITY TO BURLINGTON, SOUTH BURLINGTON, COLCHESTER AND MORE. AVAILABLE 3 PHASE POWER, MUNICIPAL WATER, SEWER AND NATURAL GAS HEAT. R-30 MEMBRANE ROOF, HIGH SPEED INTERNET. WITH COMMON RESTROOM AND CAFETERIA FACILITIES

SUITE 2703 - 2,600 +/- SF INCLUDING APPROXIMATELY 600 SQ FT OF SECOND FLOOR OFFICE. 18' HIGH BAY WAREHOUSE WITH PRIVATE 10 X 10 DRIVE IN DOOR, 200 AMP 120/208V 3 PHASE POWER. APPROXIMATELY 500 SQ FT OF FIRST FLOOR AND 600 SQ FT OF SECOND FLOOR OFFICES AND REST ROOM FACILITIES, PERFECT FOR MACHINE SHOP, MANUFACTURING, WAREHOUSING, ASSEMBLY OR CONTRACTOR'S SHOP. AVAILABLE NOW. \$1,500/MO NNN CAM 1.17/SF

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