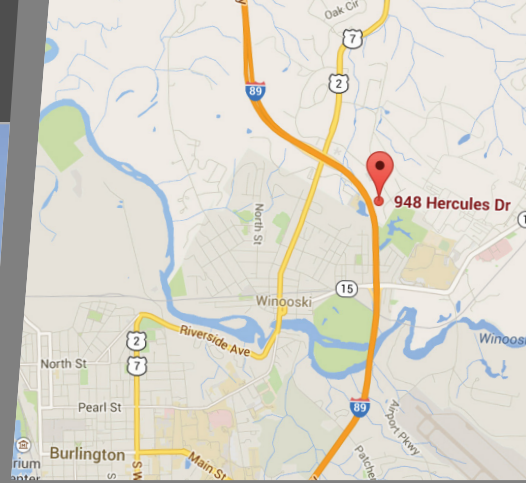


**FOR LEASE** AVAILABLE IMMEDIATELY



# 948 HERCULES

COLCHESTER  
VERMONT

STARTING AT **\$750/MO**

## MULTIPLE SUITES - WAREHOUSE/INDUSTRIAL SPACE

SUITE 5 - 7,749+/- SQ FT INCLUDES 2,068 +/-SQFT OF TWO STORY OFFICE, BALANCE OF SPACE IS OPEN 20' HIGH-BAY WAREHOUSE, 2- PRIVATE RESTROOMS, 1- PRIVATE 4' LOADING DOCK AS WELL AS ACCESS TO AN ADDITIONAL SHARED LOADING DOCK, ADDITIONAL COMMON AREA RESTROOMS, AND KITCHEN FACILITIES. 300 AMP 120/208V 3 PHASE POWER (277/480 3 PHASE AVAILABLE). PERFECT FOR WAREHOUSE, MACHINE SHOP, MANUFACTURING, ASSEMBLY OR CONTRACTOR'S SHOP. AVAILABLE NOW. \$4,500/MO NNN CAM \$1.62/SF

SUITE 8- 1,945+/- SQFT. DANCE STUDIO! SPACE INCLUDES 2 OFFICES AND CHANGING ROOM/STORAGE. BALANCE OF SPACE IS OPEN WITH DANCE FLOOR PREVIOUSLY INSTALLED. SPACE HAS ACCESS TO COMMON AREA RESTROOMS AND KITCHEN FACILITIES AVAILABLE SOON. \$1,250/MO NNN CAM \$1.62/SF

SUITE 10- 1,490+/- SF. SPACE INCLUDES AN OFFICE AND RECEPTION/WAITING AREA. BALANCE OF SPACE IS OPEN, THIS SPACE COULD BE WAREHOUSE/OFFICE/MANUFACTURING AND SO ON AS DESIRED. SPACE HAS ACCESS TO COMMON AREA RESTROOMS AND KITCHEN FACILITIES. AVAILABLE SOON \$1,050/MO NNN CAM \$1.62 SF

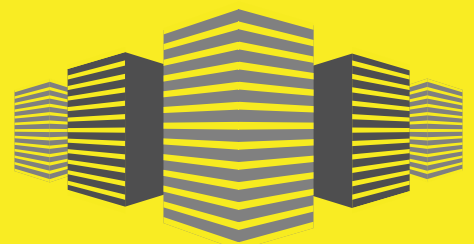
SUITE 10/11- 2,490+/- SQFT. SPACE INCLUDES 2 OFFICES WITH RECEPTION/ENTRY. BALANCE OF SPACE IS OPEN, THIS AREA COULD BE WAREHOUSE/OFFICE/MANUFACTURING AND SO ON AS DESIRED. SPACE HAS ACCESS TO COMMON AREA RESTROOMS AND KITCHEN FACILITIES. AVAILABLE SOON \$1,700/MO NNN CAM \$1.62 SF

SUITE 11- 1,000SF+/- SF. SPACE INCLUDES AN OFFICE AND SHOP/STORAGE AREA WITH ACCESS TO COMMON AT-GRADE LOADING/UNLOADING AREA. THIS SPACE ALSO HAS ACCESS TO COMMON AREA RESTROOMS AND KITCHEN FACILITIES. AVAILABLE SOON \$750/MO NNN CAM \$1.62 SF

SUITE 12- 1,504+/- SQFT. SPACE INCLUDES 2 OFFICES, 18' HIGH-BAY WAREHOUSE, ACCESS TO AT GRADE LOADING AREA, COMMON AREA, RESTROOMS, AND KITCHEN FACILITIES. PERFECT FOR SMALL WAREHOUSE, MACHINE SHOP, MANUFACTURING, ASSEMBLY OR CONTRACTOR'S SHOP. AVAILABLE WITH 30 DAYS NOTICE. \$1,200/MO ALL INCLUDED!

DISCLAIMER: INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED.

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