

# FOR LEASE AVAILABLE IMMEDIATELY



## 3 COMMERCE AVE S. BURLINGTON VERMONT

CALL FOR PRICE

### STATE OF THE ART AUTO BODY SHOP TOTAL AVAILABLE SPACE : 10,500 +/- SF

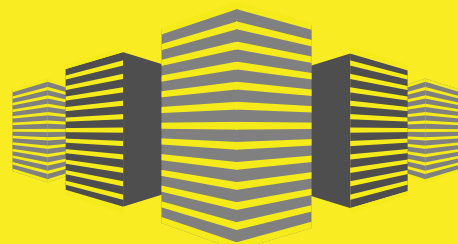
IN ADDITION TO THE LARGE SHOP SPACE IT ALSO INCLUDES A LOCKER ROOM, CONFERENCE ROOM, KITCHEN, BATHROOMS, CUSTOMER WAITING AREA WITH MULTIPLE OFFICES.

3 SPRAY BOOTHS: FULLY DOWN DRAFT SPRAY BOOTH, PAINT MIXINGROOM, AND A PREP DECK.

SAME PHONE NUMBER FOR 20+ YEARS AS WELL AS A CUSTOMER LIST FOR THE PAST 20+ YEARS.

- \* GREAT LOCATION
- \* DRIVE IN DOORS
- \* DIRECT REPAIR INSURANCE FACILITY
- \* TUBE HEAT
- \* FLOOR DRAIN SYSTEM WITH AN OIL SEPARATOR
- \* FRAME MACHINE, LIFT, EXTENSIVE EQUIPMENT LIST

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YELLOW SIGN  
COMMERCIAL

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