



**VT**  
**COMMERCIAL**  
Real Estate  
Business Brokerage

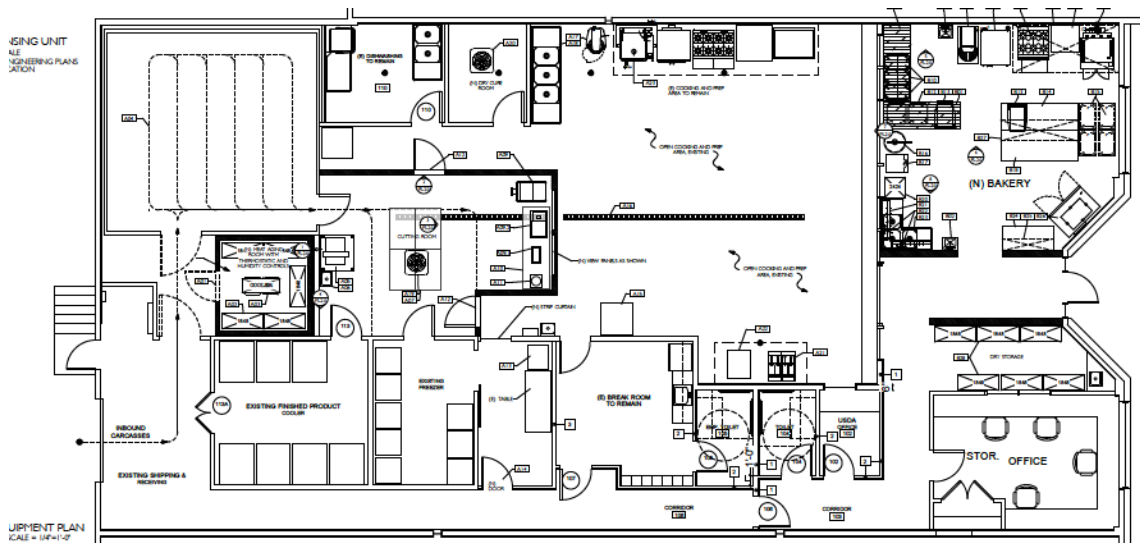
# FOR LEASE Food Commissary

Contact:

Bill Kiendl

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x 12



## *Food / Beverage Commissary For Lease*

276 East Allen St., Winooski VT

- **Size:** 5,000 Rentable Square Feet
- **Rate:** \$10.00 per square foot NNN (\$2.51 psf)
- **Available:** Immediately

### ***Incredible Value with over \$400,000 of Recent Improvements!***

*This is an opportunity to lease a fully operational food / beverage production facility that is USDA and Health Department approved and located directly off of Interstate I-89. It is extremely well fit up including all washable surfaces, floor drains, grease trap, plumbing, lighting, hot water heaters, etc. The space also includes office area, employee locker room, 2 bathrooms, a front and rear entrance with a loading dock and power overhead door. The space has high ceilings, upgraded power supply and benefits from a significant wastewater allocation necessary for food/beverage production.*

*The lease includes all infrastructure plus: 3 large walk-in coolers, 1-walk in freezer, 2 stainless steel hood systems with appropriate fire suppression systems.*

*All remaining food service equipment can be purchased separately either as a package or per individual items*

### **Call for Details!**

186 College Street, Burlington, VT 05401

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[www.vtcommercial.com](http://www.vtcommercial.com)

*The information contained herein is believed accurate but is not warranted.*

