



COMMERCIAL

Real Estate
Business Brokerage

EXCLUSIVELY AVAILABLE FOR LEASE

Contact:

Tony Blake
x 13



93 GONYEAU ROAD MILTON, VERMONT

Size: 20,000+/- square feet
Includes 3,750 sf office space
& 2,500 sf mezzanine
2 Overhead doors & 2 loading
docks

Location: Catamount Industrial Park
Just off I89 Exit 17
Well positioned industrial area

Price: ~~\$8.00~~ **\$7.00**/sf NNN (\$2.43+/-/sf
plus utilities)

Amenities: 28' clear height
20-ton bridge crane steel capacity
Natural gas; 600 amp 3 phase power
Municipal water & sewer
Significant office build-out including
break room, conference
room, full HVAC, lockers
Ample on-site parking
Expansion capability
Excellent access to Interstate
Clear span
6" concrete floor

Available: Immediately

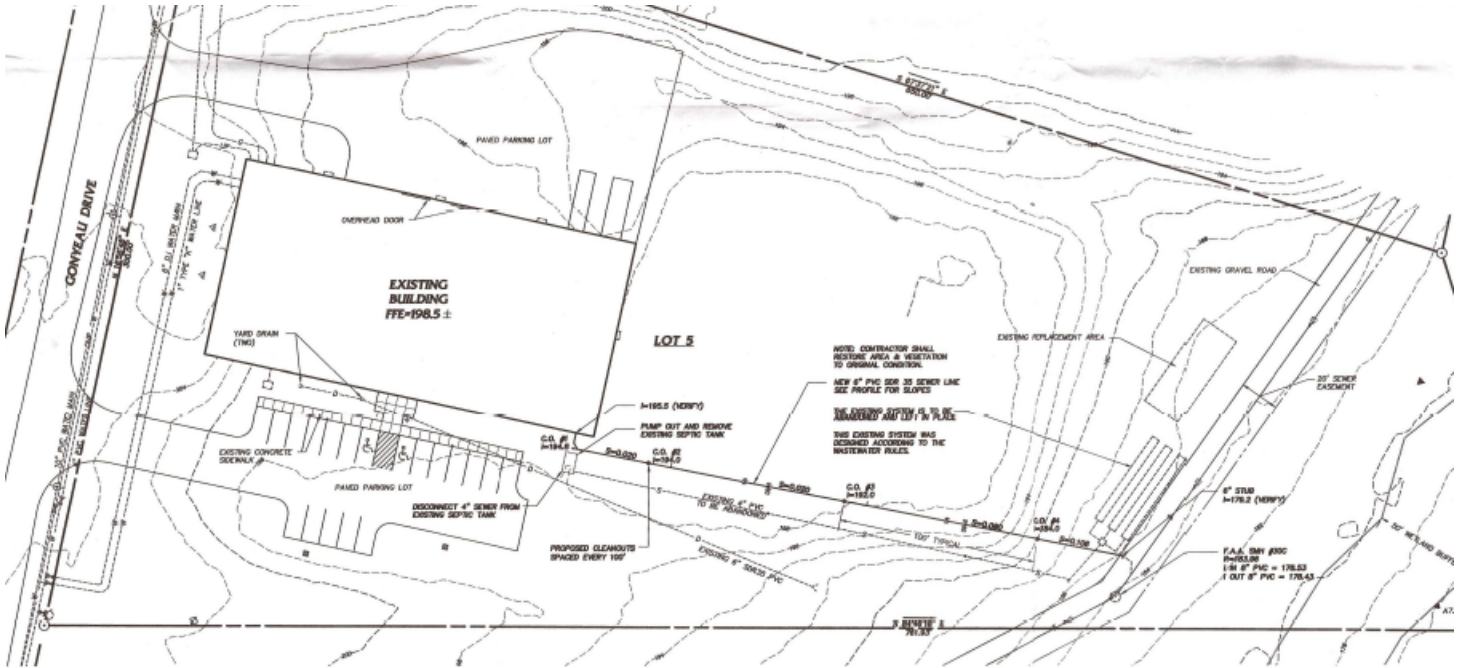


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Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to lease.





Lobby/Reception Area



Kitchen/Break Area



Conference Room