

WAREHOUSE/SHOP/FLEX FOR LEASE



Industrial/Flex Spaces

382 Hercules Dr, Colchester, VT

Location:	Meadows Industrial Park Exit 16, Colchester	Available:	Now
Use:	Industrial/Flex	Parking:	Ample on-site
Sizes:	Units 3 and 3A. 3,067 to 5,478 SF	Price:	Ranging from \$7.25/SF- \$7.50/SF plus utilities

382 Hercules Dr. is a 90,000 SF Industrial/Flex building located in the Meadows Industrial Park located off Rt. 7 at I89, Exit 16 in Colchester, VT. We currently have 2 Suites available: Descriptions of each Suite are listed below.

- Drive-in OHD's
- 3 Phase Power
- Ceiling heights in 12-15' range
- Ample parking is available on site
- Fully sprinklered
- Services-VGS, GMP, City water and sewer.



Call or email Linda I Letourneau for more information:

802-343-2107 linda@vtcommercial.com www.vtcommercial.com

186 College Street, Burlington, Vermont 05401

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



COMMERCIAL

Real Estate
Business Brokerage

SUITE 3 - 5,478 SF

Office space – 1,500 SF

Warehouse space – 3,978 SF

Features 1 bath, 1 OHD.

Rent: \$7.50/SF plus gas, electric & trash.

Available now. Can be combined with suite 3A.

SUITE 3A - 3,067 SF

Mostly open warehouse space.

Features No bath, 1 OHD. No dock.

Rent: \$7.25/SF plus gas, electric & trash.

Available now.



