



COMMERCIAL

Real Estate
Business Brokerage

EXCLUSIVELY LISTED FOR LEASE



14 BERARD DRIVE SOUTH BURLINGTON, VERMONT

Excellent Flex Building

Size: 27,500+/- square feet
1-2 story industrial building
5,262 square feet finished space
3.3+/- acres
Additional details follow

Zoning: Mixed Industrial & Commercial
Wide variety of uses allowed:
Light manufacturing, research or
laboratory, warehousing, pro-
cessing, storage and distribution,
wholesale establishments, auto
service and rental businesses, con-
tractor's yard, agricultural and
equipment sales, and many more!

Location: Northerly section of So. Burlington
Near southern section of Colchester
Good access off Airport Parkway

Price: \$7.50/sf NNN (\$1.75/sf estimate)
Single tenant property whereby
tenant is responsible for property
operating expenses plus utilities

Available: Spring 2019
Call for a tour



Contact:

Tony Blake

x 13

P: 802-864-2000
F: 802-862-2440

tony.blake@vtcommercial.com
www.vtcommercial.com

186 College Street
Burlington, Vermont 05401

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

SITE DESCRIPTION

Size: 3.3+/- acres **Frontage:** 522+/- feet on Berard Drive **Parking:** 32 on-site, more available on leased site

Utilities: Municipal water/sewer, Green Mountain Power, Vermont Gas **Grade:** At grade with Berard Drive



BUILDING DETAILS

Base Area: 23,320+/- sf

Gross Area: 27,500+/- sf

Finished Area: 5,262+/- sf

Height: 18.5' in center warehouse, 20.0' in west warehouse

Foundation: Concrete slab

Roof: Rubber membrane

Loading Doors: 3 drive-in doors, 5 loading docks, and 7 service doors

HVAC: Natural gas, with partial AC in finished areas

Electrical: 3-phase, 800 amp

Rest Rooms: 4, one with shower



