



Real Estate  
Business Brokerage

OFFICE/WAREHOUSE SPACE FOR LEASE



## Montpelier High Bay Warehouse with Office 1 Home Farm Way, Montpelier, VT

<b>Location:</b>	4 miles from I-89	<b>Available:</b>	Immediately
<b>Use:</b>	Office/Industrial	<b>Parking:</b>	20 Spaces Included
<b>Sizes:</b>	9,698 SF	<b>Price:</b>	\$12.50/SF Gross

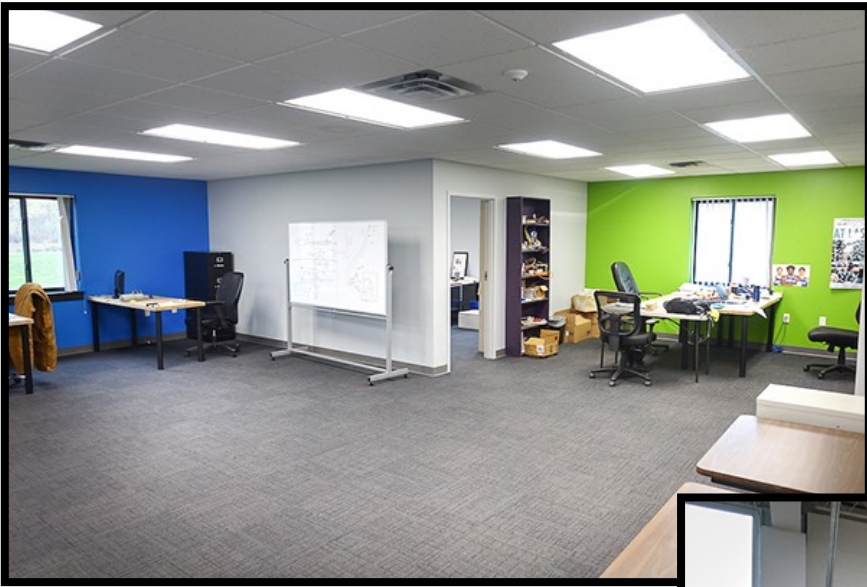
Nicely located Montpelier office with attached high bay warehouse space. 4 miles from Route 89. 5 Minutes from downtown Montpelier.

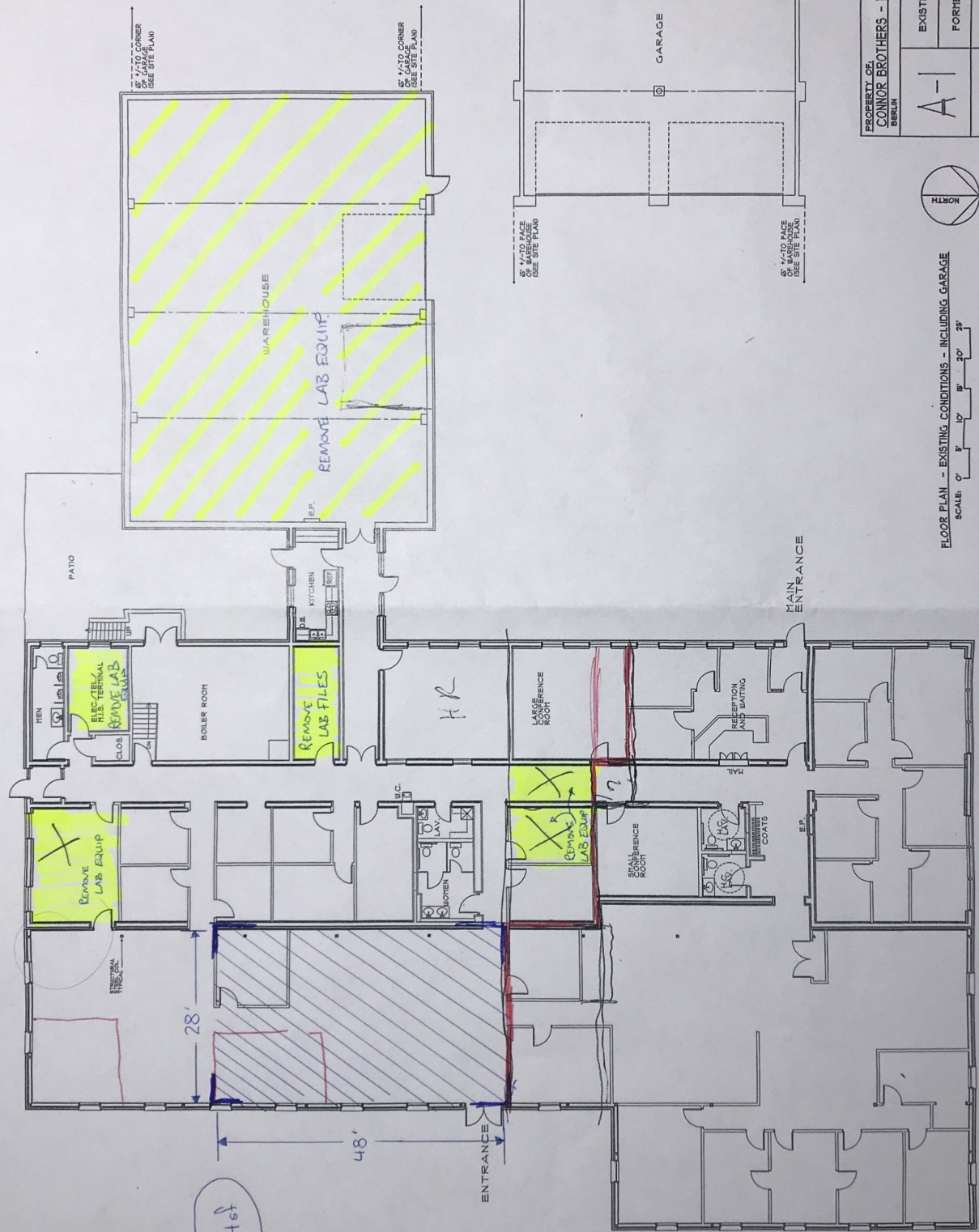
**Call or email John Beal for more information:**

802-598-1168 [jb@vtcommercial.com](mailto:jb@vtcommercial.com) [www.vtcommercial.com](http://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.





FLOOR PLAN - EXISTING CONDITIONS - INCLUDING GARAGE  
 SCALE: 0' 10' 20' 30'

PROPERTY OF: <b>CONNOR BROTHERS - MONTPELIER ARMOY, LLC</b> BERLIN ST. ALBANY	
<b>A-1</b>	EXISTING CONDITIONS PLAN
FORMER ARMOY PROPERTY	
U.S. ROUTE 2, MONTPELIER, VT	
SCALE: 1/8" = 1'-0" DATE: 12/20/04	