

FOR LEASE

CENTRALLY LOCATED FLEX/INDUSTRIAL/SHOP/OFFICE

31 Welch Park Drive, Middlesex, VT



It doesn't get much better than this location for a service business that needs to reach up and down the route 89 corridor. Less than one minute from the highway, this 10,000 +/- SF, 5 bay shop space, can handle full-size tractor-trailer trucks or many other pieces of large equipment. The shop space also includes a separate loading dock and a 2,300 SF mezzanine. Importantly, you will find a nicely fit up 2,300 +/- SF office space at the front of the building. This is a turn-key opportunity that does not come along very often!

SIZE:

14,600 +/- SF

USE:

Flex/Industrial/Office

PRICE:

\$11.00 NNN

AVAILABLE:

Immediately

PARKING:

Ample & Outdoor Storage

LOCATION:

Middlesex, VT

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



For more information, please contact:

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Notes:

- 1.  = Wall Type. See Sheet A4.1
- 2. Unless noted otherwise interior walls will be wall type 3
- 3.  = Opening Type. See Sheet A4.0

