## FOR LEASE

## INDUSTRIAL/FLEX SPACE IN BURLINGTON'S SOUTH END

405 Pine Street, Burlington, VT



405 Pine Street was the home of Farrell Distribution for decades. Acquired by City Arts in 2019, the property currently houses BCA's summer camps and children's programs, and serves as artist and gallery space. Well located in a high visibility area on Pine Street, the building offers opportunity for continued use as warehousing and distribution, or an opportunity for an adaptive re-use in a dynamic area of the city.

SIZE: 16,000 +/- SF, includes 1,850 SF of office space
ZONING: Office, commercial, manufacturing, distribution, art gallery/studio
PRICE: \$8.00/SF NNN (\$4.85/SF) as is, \$12.50/SF NNN if subdivided **AVAILABLE:** Immediately

**PARKING:** On-Site

**LOCATION:** Burlington's South End

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



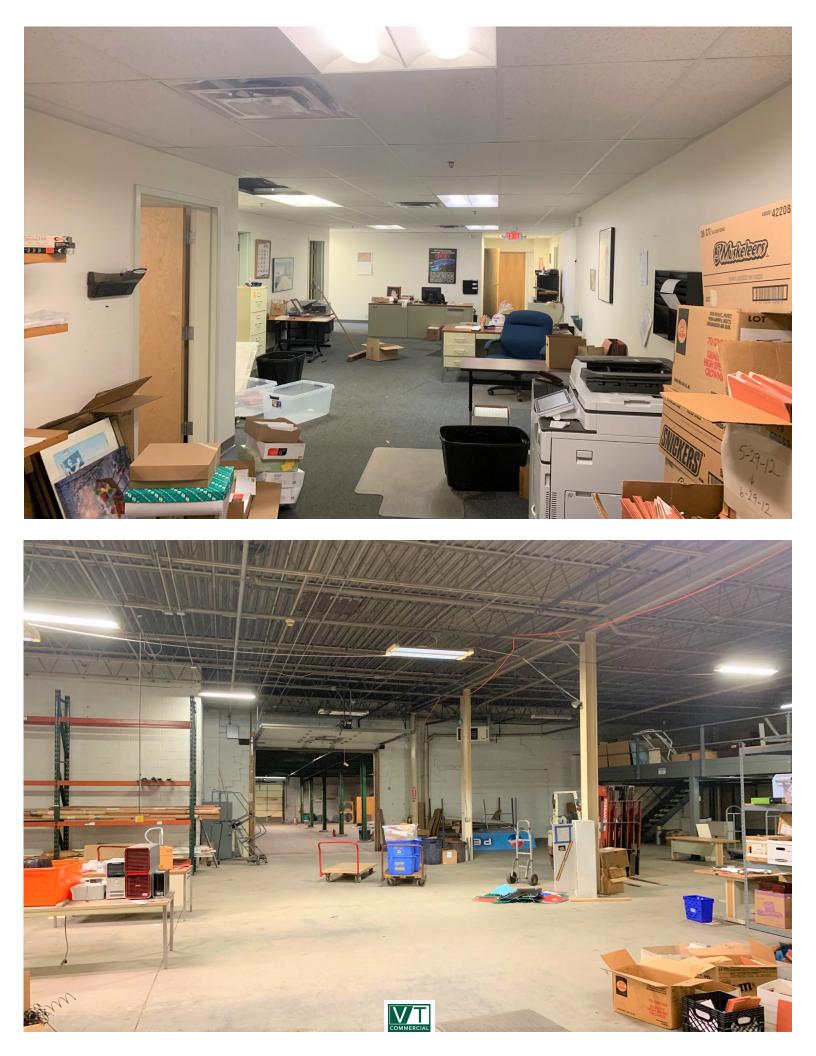
or more information, please contac

YVES E BRADLEY

802-363-5696

yb@vtcommercial.com

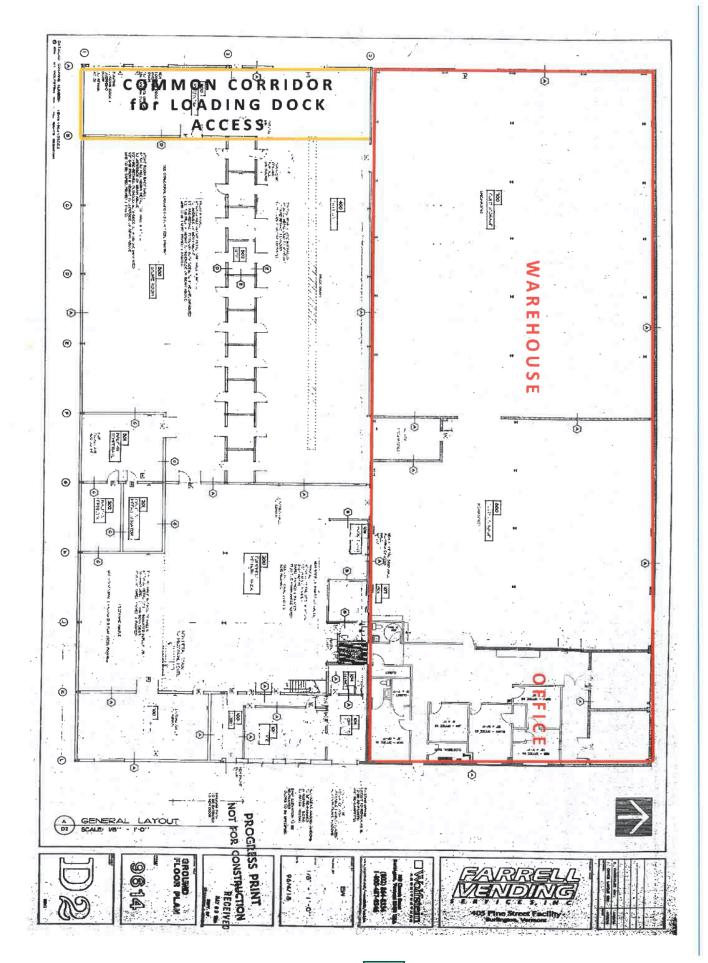
208 FLYNN AVENUE, STUDIO 2i BURLINGTON, VT 05401 www.vtcommercial.com











## Floor Plan

