

# FOR LEASE

## FLEX BUILDING - OFFICE / R&D / LIGHT INDUSTRIAL / INCUBATOR

20 Wintersport Lane, Williston, VT



Recently renovated to meet the changes in demand for flex office / R&D / light industrial space, this energy efficient 30,000 sf conveniently located building offers innovative designs to accommodate numerous distinctive working environments. Shared common bathrooms with showers; common kitchen area; shared receiving door for large size shipments. This building is a great value providing an affordable but modernized working environment for growing companies. Ample free parking. The Landlord's In-house construction and design team can customize each space for any specific individual tenants needs.

**SPACES:**

Suite 100 - 2,656 rsf

Suite 150 - 1,712 rsf

Suite 155 - 3,359 rsf

**AVAILABLE:**

Immediately

**PARKING:**

On site surface

**LOCATION:**

Just off Industrial Ave., Williston

**RATES:**

Suites range from \$11.50 to \$14.50 nnn depending on the space and fit up needs.

\*\*nnn's run approximately \$4.65 psf plus utilities.

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:

YVES BRADLEY / BILL KIENDL

802-363-5696 / 802-238-2048

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208 FLYNN AVENUE, STUDIO 2i

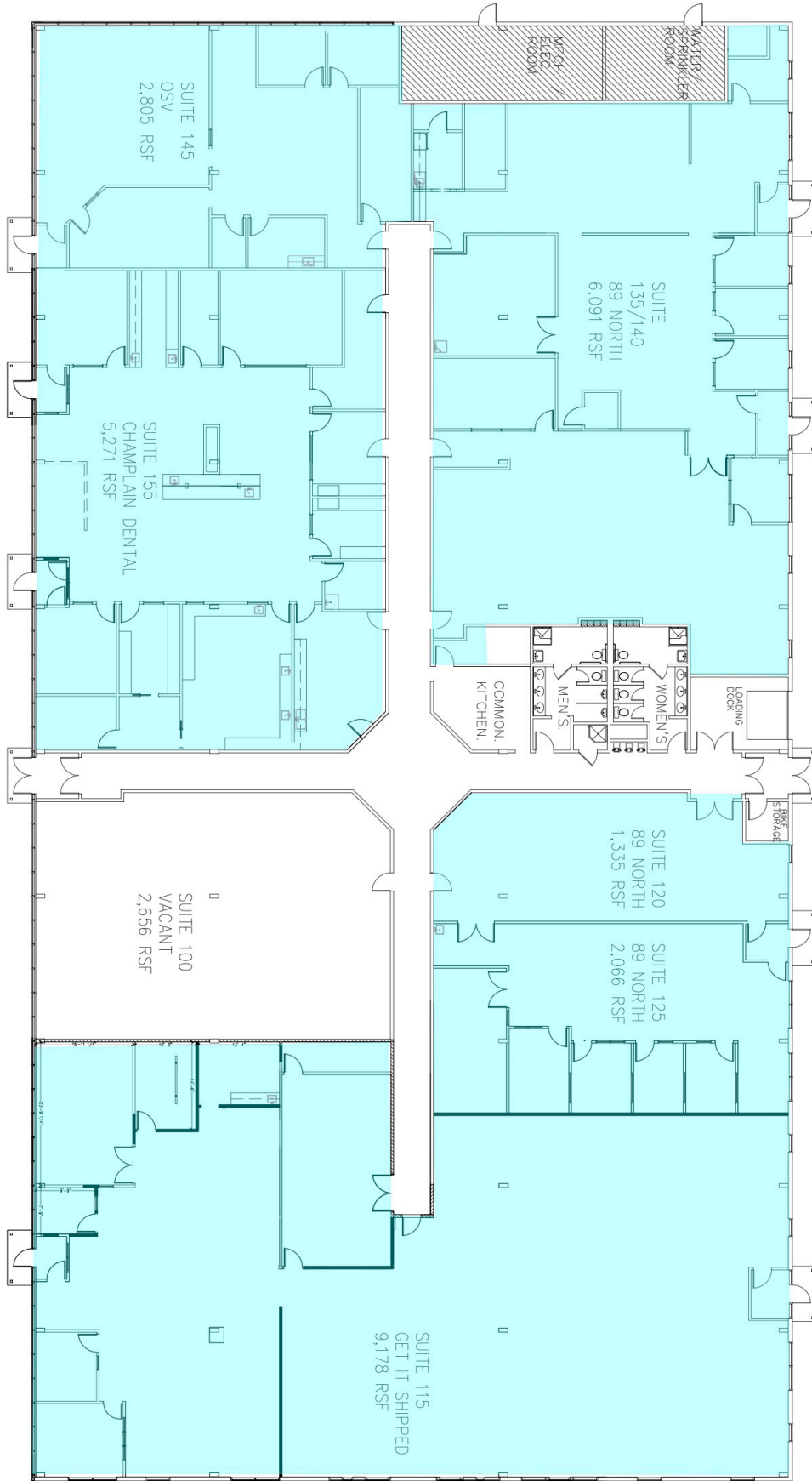
BURLINGTON, VT 05401

www.vtcommercial.com





FLOOR PLAN  
SCALE: 1/8"=1'



REVISIONS:	PROJECT:
REVISION 1	<b>EXISTING CONDITIONS</b>
REVISION 2	LOCATION:
REVISION 3	20 WINTERSPORT LANE- WILLISTON, VT
REVISION 4	
USABLE S.F. =	
RESIDUAL S.F. =	
DRAWN BY:	
CHECKED BY:	

SCALE:	AS NOTED
DATE:	2/14/2023
PAGE:	A-1.0



**ICV CONSTRUCTION, INC.**  
30 MAIN STREET, SUITE 401  
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