

FOR LEASE

AMAZING WAREHOUSE OPPORTUNITY IN OLD NORTH END

102 Archibald Street, Burlington, VT



Great opportunity for warehouse space that is convenient to downtown Burlington! Property offers 11,200 SF of warehouse space, of which approximately 1,200 +/- is currently in use as office. Layout includes customer reception area with counter, two offices, a conference room, and a training room-warehouse is divided into three sections, and has an at-grade 12' door, and a loading dock. Permits in place for four (4) storage containers outside. High-efficiency lighting and skylights make warehouse area bright and comfortable. Recent roof replacement and new Reznor heaters. Office area has air conditioning. Fenced in yard, and access for up to 53' tractor-trailer deliveries. Literally five minutes from downtown, waterfront, South End, New North End, and Winooski.

SIZE:

11,200 +/- SF on 1.19 acres

USE:

General warehouse, retail, mixed-use, residential

PRICE:

\$9.50/SF, NN, plus utilities and CAM (\$1.54/SF for Taxes and Insurance)

AVAILABLE:

January 2023

PARKING:

Ample, on-site

LOCATION:

Burlington's Old North End

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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