

FOR LEASE

INCREDIBLE GRANITE SHED FLEX SPACE

43 Granite Shed Lane, Montpelier, VT



This stunning space was recently renovated and is ready for a new tenant to take advantage of the beautiful former granite shed interior. The developer was sure to leave the important look and feel of the building's structure. As a close neighbor to Caledonia Spirits, this space lends itself to a brewery or other food manufacturer that would be interested in tourist traffic already visiting the street. The slab has yet to be poured with expectations of sub-slab drainage and/or electrical requirements. Close to the bike path. Minutes to downtown Montpelier. Easy access to Interstate 89. Please contact us today for a tour of this space.

SIZE:

14,700 +/- SF

USE:

Office/Flex

PRICE:

\$17.50/SF NNN (NNN Estimated at \$4.00/SF)

AVAILABLE:

Immediately

PARKING:

Ample On Site

LOCATION:

43 Granite Shed Lane, Montpelier

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:

JOHN A. BEAL

802-864-2000

jb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

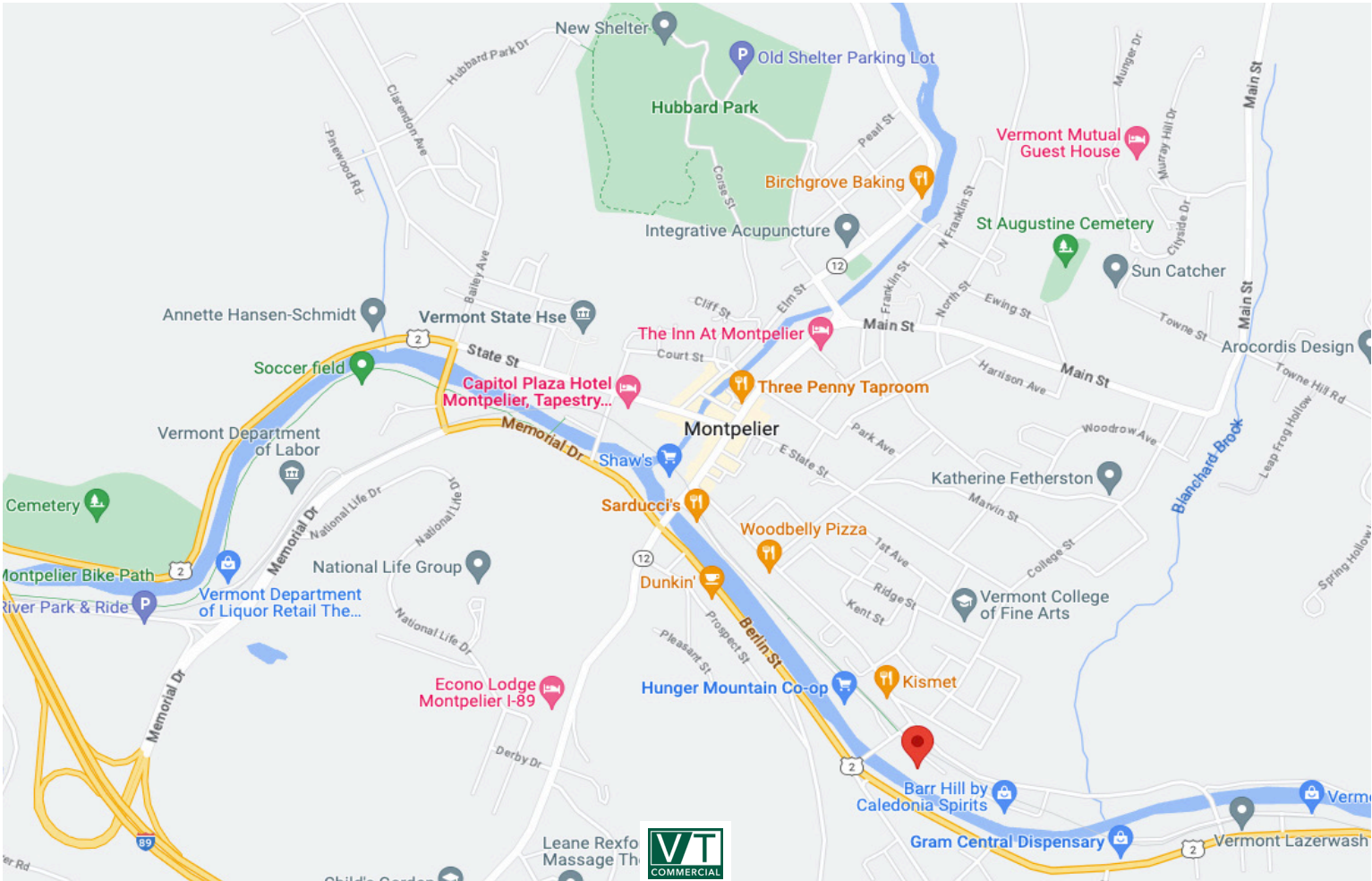
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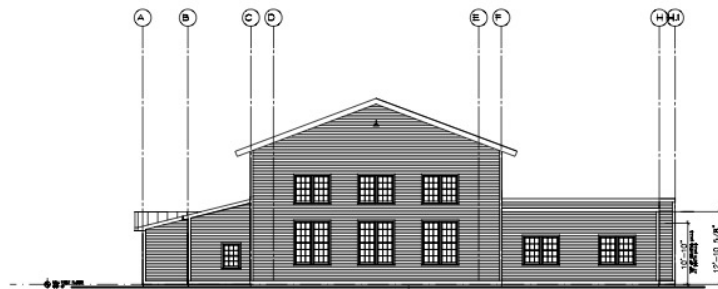
www.vtcommercial.com





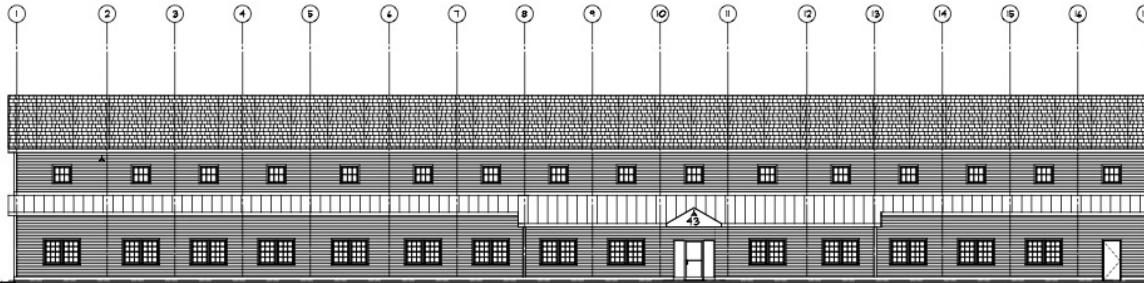






WEST ELEVATION

NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.



NORTH ELEVATION

NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.

SCALE (IN FEET)
0 5 10 15 20 25

CONNOR CONTRACTING, INC.
1100 U.S. Route 2
Barre, Vermont 05840
Tel: (802) 233-3843
Fax: (802) 233-3888
barre@connorcontractinginc.com
278 South Main Street, Suite #3
St. Albans, Vermont 05478
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REVISIONS	DATE

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PRELIMINARY DRAWINGS

PROJECT TITLE

SCHEMATIC
NOT FOR
CONSTRUCTION
NOV. 17, 2021

43 GRANITE SHED LANE
MONTPELIER, VT

DRAWING TITLE

PROPOSED ELEVATIONS

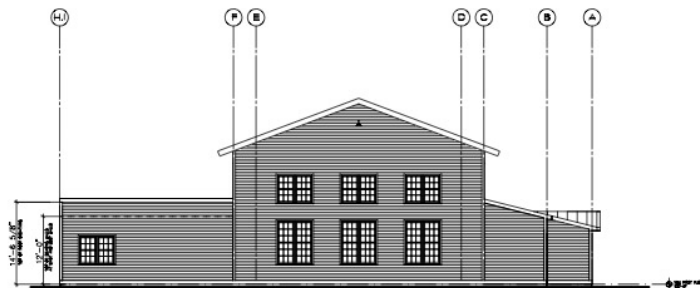
DATE: SEPT. 17, 2021 SCALE: 1/8" = 1'-0"

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PROJ. NO. 16-1000 FILE NAME:

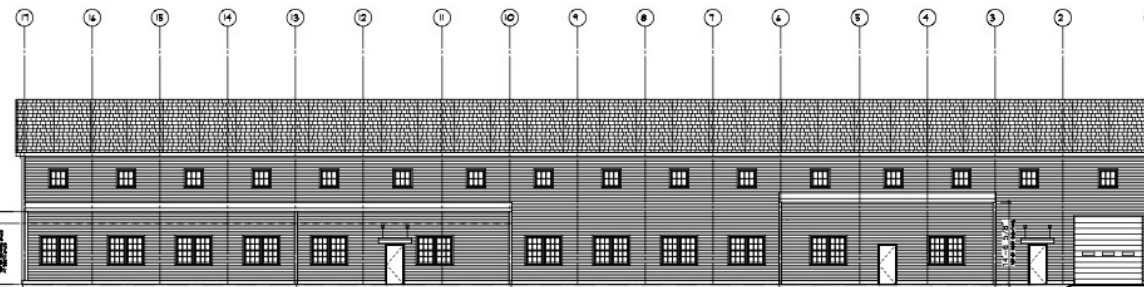
DRAWING NUMBER

A-2



EAST ELEVATION

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SOUTH ELEVATION

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