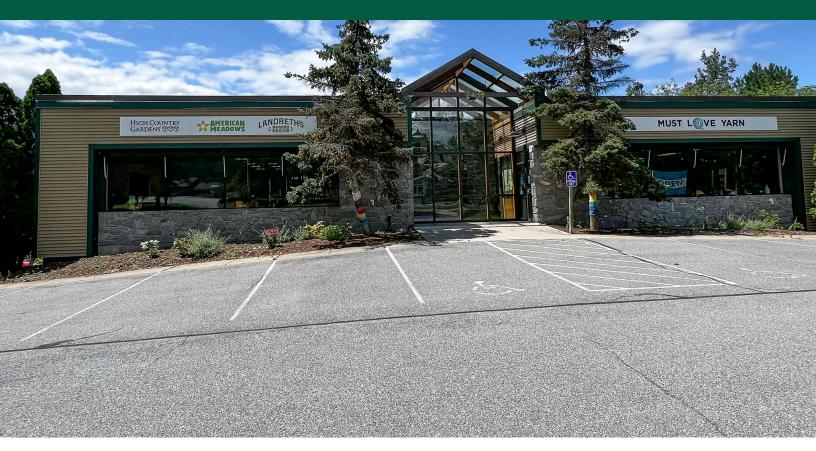
## FOR LEASE

## **TURNKEY SHELBURNE FLEX SPACE ON ROUTE 7**

2438 Shelburne Road, Shelburne, VT



This Shelburne Road flex space is uniquely located on the Shelburne/South Burlington line. It includes HVAC, 1 dock, and at grade double doors. A great location for any business in need of flex space in the Route 7 corridor. Please contact us today for a tour.

SIZE: 5,626 +/- SF USE: Flex/Industrial/Office

**PRICE:** \$15/SF Gross **AVAILABLE:** Immediately

**PARKING:** Ample, on-site

LOCATION: 2438 Shelburne Road, Shelburne

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



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