

# FOR LEASE

## CLASS A LAB / MANUFACTURING / TECH BUILDING

35 Thompson Street, South Burlington, VT



South Burlington, otherwise known as the economic engine of Vermont, is a vibrant city full of booming industry, coveted housing, and ongoing community investment. The Meadowland Business Park is located off Route 116, convenient to I-89, the Burlington International Airport, the Tilley Drive offices, and all the amenities along Dorset Street, Williston Road, and Shelburne Road. Total building size: Office 14,000 SF; Warehouse 15,000 SF; Production 5,000 SF; Cafe/Meeting Room 2,000 SF. Includes 12 singles and 3 large conference rooms or open bullpen area for cubicles. Utilities include municipal water and sewer, Green Mountain Power, Vermont Gas, Comcast, FirstLight Fiber Internet and Phone. Potential for expansion. Designed with details important to corporate culture and allowing for optimum flexibility.

**SIZE:**

15,000 - 36,000 sf

**USE:**

Office / Industrial

**PRICE:**

\$15.00 NNN (Estimated at \$7.21/SF) plus Utils

**AVAILABLE:**

Immediately

**PARKING:**

Ample on-site

**LOCATION:**

Central South Burlington. Just off of Rt 116.

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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# Property Summary

**Property Size:** 36,000 square feet comprise of:  
Office— 14,000 sf  
Warehouse—15,000 sf  
Production— 5,000 sf  
Café— 2,000 sf  
Conference Rooms— 12 small, 3 large

**Stories:** Two

**Parking:** 100 spaces spread across 3 sides of the building

**Utilities:** Municipal water & sewer, Vermont Gas Systems, Green Mountain Power, FirstLight fiber

**Frontage:** 368 feet along Thompson Street

**Visibility:** Very good

**Assessment:** \$5,630,600

**Property Tax:** \$92,918

**Foundation:** 5 inch concrete slab

**Exterior Walls:** 4 inch metal sandwich panels w/slate

**Roof:** Rubber membrane

**Windows:** Metal frame fixed insulated

**HVAC:** HVAC, air-sourced with gas-fired heat, multiple zones

**Electrical:** 400 amp three-phase

**Sprinkler:** Full wet system, throughout the property

**Security:** Electronic & video

**Loading Docks:** Two; one full, one panel height

**Warehouse:** High bay, 28 foot clear

**Additional:** Multiple modern restrooms;, some with showers; large exterior masonry patio; beautiful 75 seat café with full kitchen & entertainment system

**Use:** Research, development, warehouse

**Zoning:** Industrial & open space













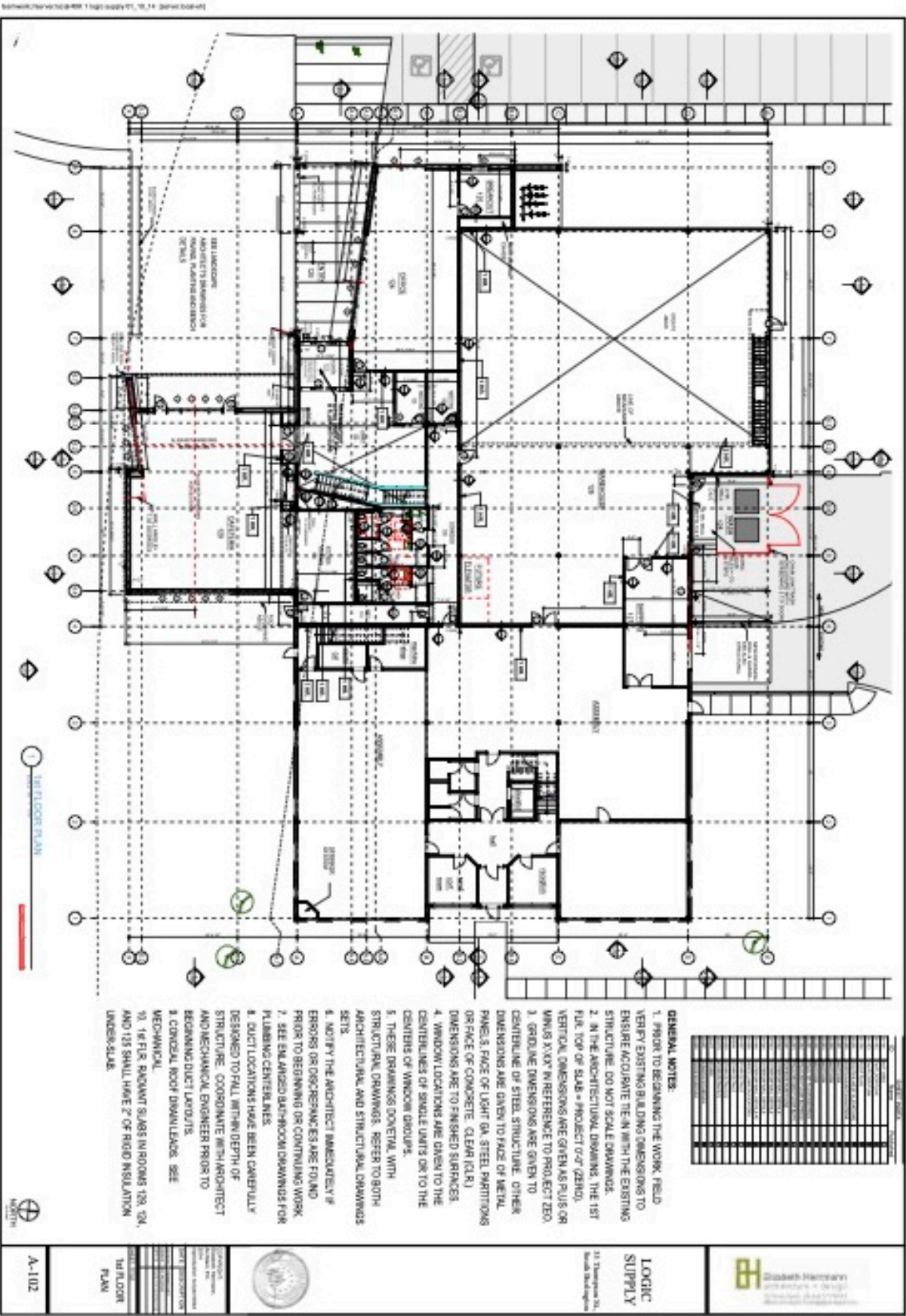












# 35 Thompson St, South Burlington, VT

## First Floor Plan





## Second Floor Plan

