

FOR LEASE

WILLISTON FLEX SPACE IN GREAT LOCATION

115 Wellness Drive, Williston, VT



Don't miss out on this opportunity to occupy one of the best located industrial facilities in the greater Chittenden County area. Less than 5 minutes to the interstate, the available suite has 30' high ceilings and is clear span. Please contact us today for more information or a tour of the property.

SIZE:

26,000 +/- SF

PERMITTED USE:

Warehouse, Industrial, Flex

PRICE:

\$8.50/SF NNN (Est. \$3.00) Plus Utilities

AVAILABLE:

Immediately

PARKING:

Ample On-Site

LOCATION:

Just off I-89, Williston, VT

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 BEAL

802-598-1168

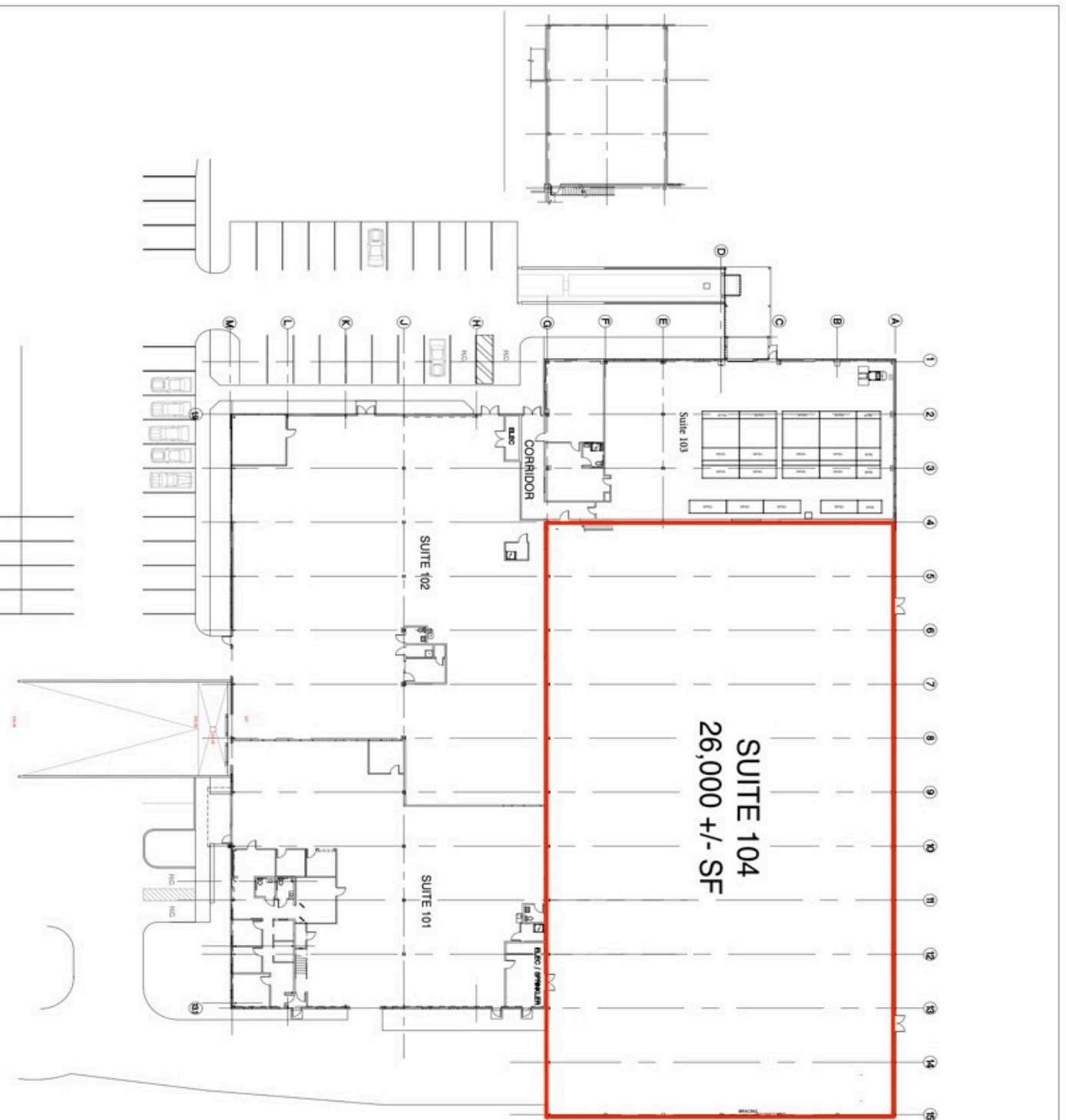
jb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com





SUITE 104
26,000 +/- SF

BUILDING INFORMATION
EXISTING BUILDING CONSTRUCTION.
CONVERTING EXISTING BUILDING TO A
NEW BUILDING. ALL EXISTING WALLS
AND FLOORS TO REMAIN. ALL EXISTING
INTERIOR PARTITIONS, LIGHT FIXTURES,
AND CEILING TO REMAIN.
SOME NEW ADJUST TO EXISTING LIGHT CODE
AND INTERIOR PARTITIONS, LIGHT FIXTURES,
AND CEILING TO REMAIN.
ROOF: STEEL DECK, CONCRETE INSULATION, MEMBRANE
ROOFING, INSULATED FIBER PANELS AND
ELECTRIC CONDUIT RAYS SYSTEM.
FLOORING: POLISHED CONCRETE.
WELLSHOW SHOW WATER SEWER.

CODE SUMMARY

CONSTRUCTION TYPE:	CMR A	CMR B	CMR C
NON-COMBUSTIBLE	II (000)	III B	IV C
FULL SPRINKLER	CMR A	CMR B	CMR C
USE GROUP:	CMR A	CMR B	CMR C
WALL TYPE:	CMR A	CMR B	CMR C
FLOOR AND CEILING:	CMR A	CMR B	CMR C
ROOF:	CMR A	CMR B	CMR C
STAIRS ABOVE GRADE:	CMR A	CMR B	CMR C
STAIRS BELOW GRADE:	CMR A	CMR B	CMR C
BUILDING AREA:	CMR A	CMR B	CMR C
LOBBY FLOOR:	CMR A	CMR B	CMR C
MEZZANINE:	CMR A	CMR B	CMR C
OCCUPANCY:	CMR A	CMR B	CMR C
DEAD END CORRIDOR:	CMR A	CMR B	CMR C
EXIT DISTANCES:	CMR A	CMR B	CMR C
TRANSIT TO EXIT:	CMR A	CMR B	CMR C

FIRE RESISTANT RATINGS ON JOISTS

- EXTERIOR BEARING WALLS
- EXTERIOR PARTITIONS MORE THAN ONE FLOOR
- INTERIOR BEARING WALLS
- INTERIOR PARTITIONS MORE THAN ONE FLOOR
- CEILING ON OTHER BEARING WALLS
- CEILING ON OTHER BEARING WALLS
- BEAMS, GIRDERS, TRUSSES, AND ARCHES SUPPORTING WALLS, BEAMS, GIRDERS, TRUSSES, AND ARCHES SUPPORTING A ROOF ONLY.
- FLOOR CONSTRUCTION
- EXIT CORRIDORS (NFPA 42-6)

ENERGY CODE

- ENERGY EFFICIENT REQUIREMENTS OF VERMONT COMMERCIAL BUILDING ENERGY STANDARDS
- WALLS
- FLOOR ROOFS
- OVERHEAD DOORS
- WINDOWS
- EXISTING TO REMAIN, NEW R-13

ADA
ALL ENTRANCES AND LANDINGS ARE ACCESSIBLE.

NOTES

115 WELLNESS DRIVE
Williston, Vermont
GULLOT VIVIAN VIEHMANN ARCHITECTS, INC. Burlington, VT 802.862.9631

DATE: 03-04-2022
SCALE: 1/16" = 1'-0"
DRAWING: BUILDING PLAN
SHEET: A1.0

