

# FOR LEASE

## WAREHOUSE SPACE

156 Acorn Lane, Suite 1035, Colchester, VT



VT Commercial is pleased to offer to the market Suite 1035 over at 156 Acorn Lane in Colchester, VT. Located within a few minutes of I89, Exit 16. High-bay open warehouse with ~400sf of first floor office including private restroom. Warehouse portion offers large at-grade overhead door and access to a common-area with 4' loading dock. Dual voltage 3phase power, municipal sewer and water, natural gas. All utilities separately metered. Ideal for distribution, warehouse, R&D, contractor or other. \$3,100/mo NNN CAM \$1.45/sf. Available Now.

**SIZE:**

3,745 SF

**USE:**

Warehouse

**PRICE:**

\$3,100/mo NNN (\$1.45/SF) plus utilities

**AVAILABLE:**

Immediately

**PARKING:**

On site

**LOCATION:**

156 Acorn Lane, Colchester

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:

LINDA I LETOURNEAU | JOHN A BEAL

802-343-2107 | 802-598-1168

[linda@vtcommercial.com](mailto:linda@vtcommercial.com) | [john.beal@vtcommercial.com](mailto:john.beal@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

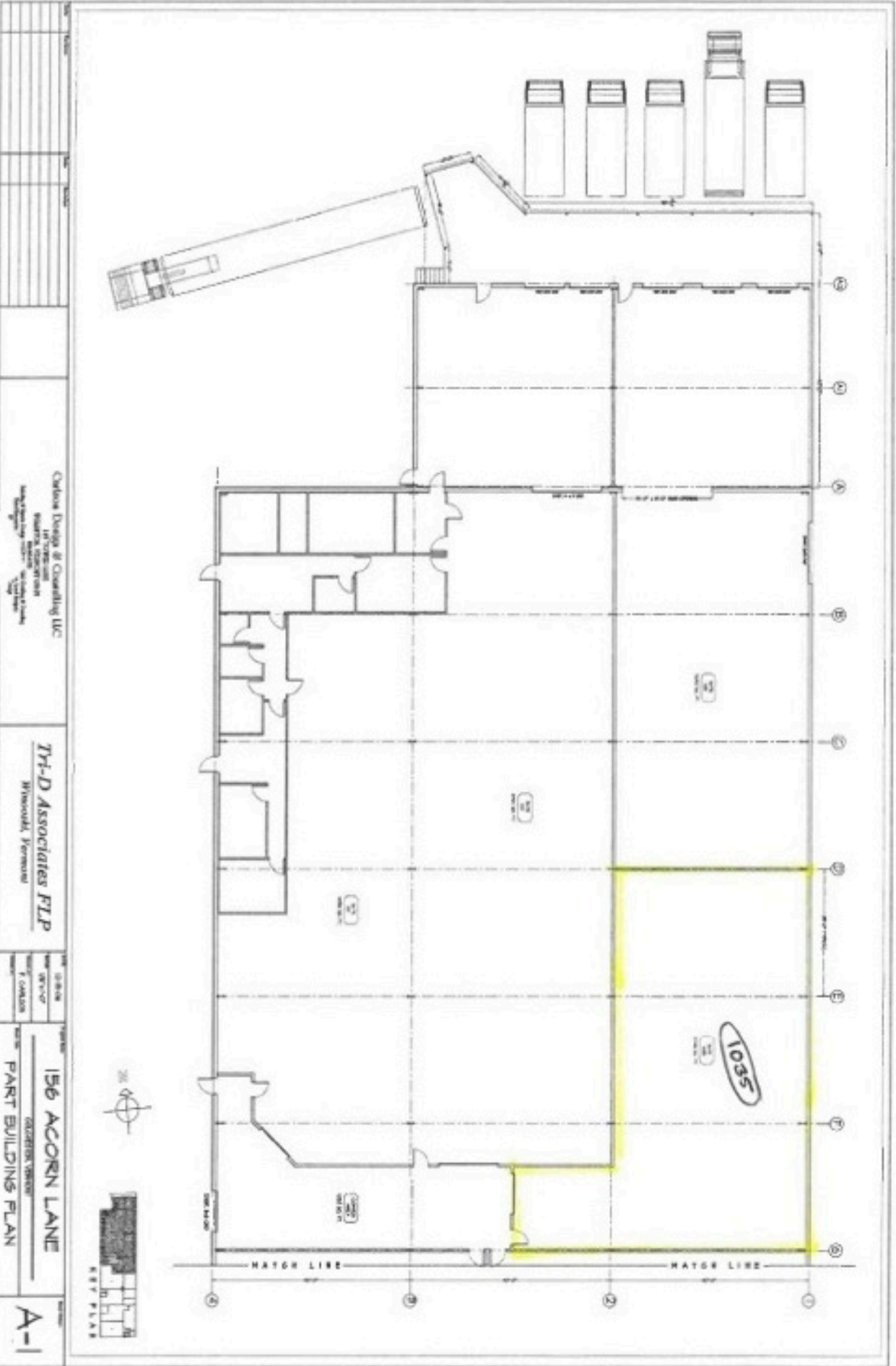
BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)









|   |  |   |  |  |  |            |
|---|--|---|--|--|--|------------|
| <p>DATE: 10/1/10<br/>         DRAWN BY: [blank]<br/>         CHECKED BY: [blank]<br/>         PROJECT: 156 ACORN LANE<br/>         SHEET: A-1</p> | <p>Outdoor Design &amp; Consulting LLC<br/>         1475 W. 10th St.<br/>         Burlington, VT 05401<br/>         Tel: 802.249.1234<br/>         Fax: 802.249.1235<br/>         www.outdoor-design.com</p> | <p><b>Tri-D Associates FLP</b><br/>         11000000, Vermont</p> | <p>156 ACORN LANE<br/>         COLLETTES GREEN<br/>         PART BUILDING PLAN</p> | <p>156 ACORN LANE<br/>         COLLETTES GREEN<br/>         PART BUILDING PLAN</p> | <p>156 ACORN LANE<br/>         COLLETTES GREEN<br/>         PART BUILDING PLAN</p> | <p>A-1</p> |
|---|--|---|--|--|--|------------|