

# FOR LEASE

## CHARLOTTE HIGH BAY WAREHOUSE FLEX SPACE

823 Ferry Road, Charlotte, VT



Uniquely located Charlotte warehouse has been home to many successful businesses over the years. The available space includes 5 docks and 1 at grade overhead door, as well as approximately 6,000 SF of office space on 2 floors. The wall height is roughly 19' with a clearance of 23' at the highest pitch of the roof. Please contact us today for more information or a tour of the property.

**SIZE:**

7,000-35,000 +/- SF

**USE:**

INDUSTRIAL/FLEX/OFFICE

**PRICE:**

\$8/SF NNN (NNN Estimated at \$2.85/SF)

**AVAILABLE:**

Immediately

**PARKING:**

Ample on site

**LOCATION:**

823 Ferry Road, Charlotte

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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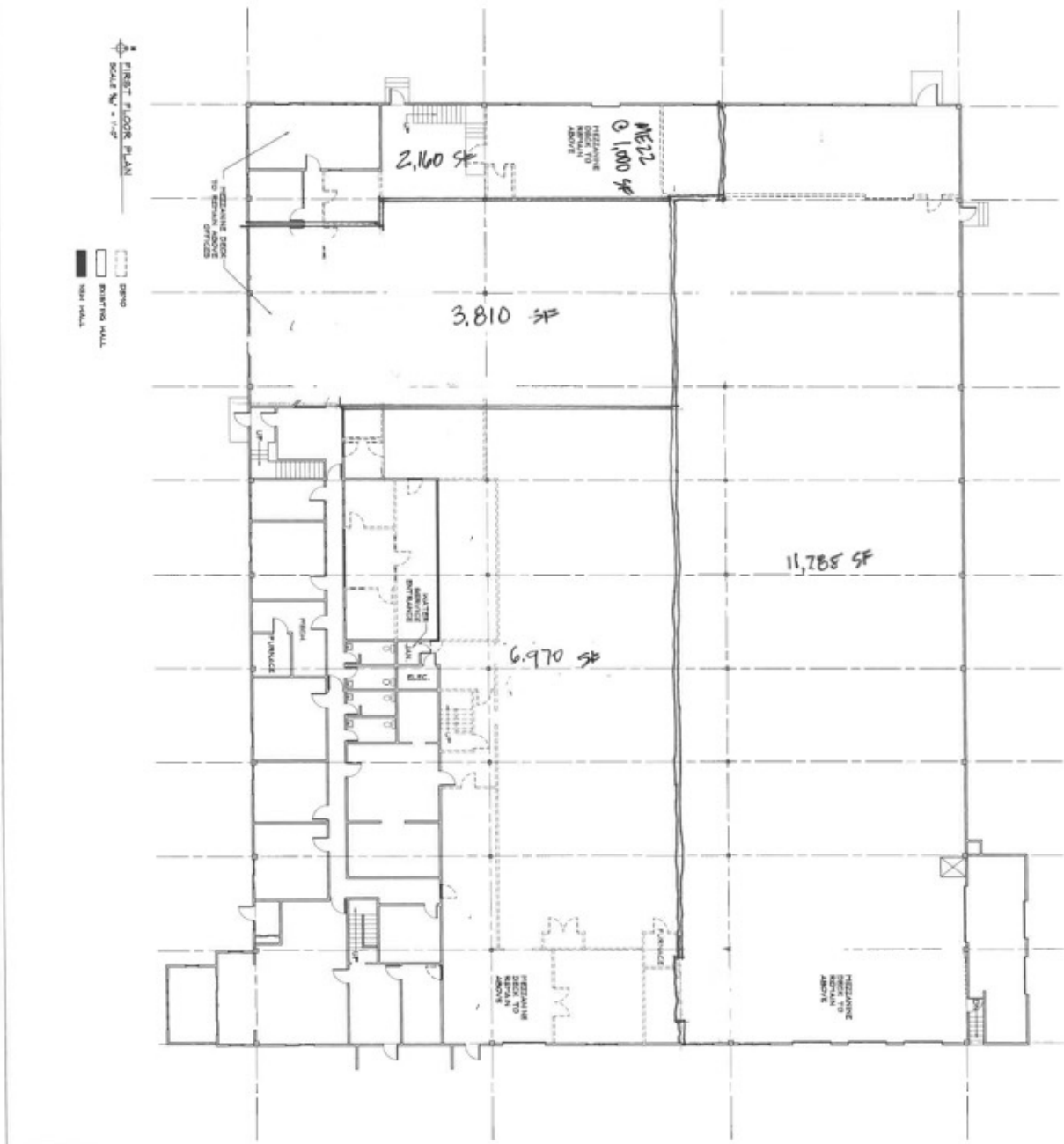












<p>NO. DATE/REVISION</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											<p>REVIEW ONLY NOT FOR CONSTRUCTION 1/20/2018</p>	<p>823 FERRY ROAD CODE REVIEW CHARLOTTE, VERMONT</p>	<p><b>G4 Design</b> Charlotte 77 College Street, Ste. 30, Burlington, VT 05401 (802) 487-0300 (802) 487-2110 <a href="mailto:info@g4design.com">info@g4design.com</a></p>	<p><small>THIS DRAWING IS THE PROPERTY OF G4 DESIGN LLC AND IS NOT TO BE COPIED, REPRODUCED, OR THE CONTENTS THEREOF USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF G4 DESIGN.</small></p>
<p>DRAWING NO. <b>A-1</b></p>	<p>SCALE: 3/8" = 1'-0" DATE: 1/20/2018 DRAWN BY: G4 CHECKED BY: G4 PROJECT: 823 FERRY SHEET TITLE: <b>FIRST FLOOR PLAN</b></p>													

