

FOR LEASE

FLEX BUILDING - OFFICE / R&D / LIGHT INDUSTRIAL / TECHNOLOGY

21 Gregory Drive, Suite 140, South Burlington, VT



Great South Burlington corner location close to downtown Burlington, I-89 and the airport. This flexible / office / light industrial building offers suites from 1,700 +/- SF to 5,800 +/- SF. The building offers prominent signage, ample surface parking. Ideal for R&D, Tech, or Engineering. Landlord's in house construction and design team can customize each space for individual tenant's needs.

SIZE:

4,541 SF

USE:

Office, mfg, retail, service retail, medical, veterinary, R&D

PRICE:

\$13.50/SF, NNN (\$5.55/SF; electricity @ \$1.19/SF)

AVAILABLE:

Immediately

PARKING:

Ample, on-site

LOCATION:

Corner of Gregory Drive & Kimball Ave.

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:

YVES BRADLEY

802-363-5696

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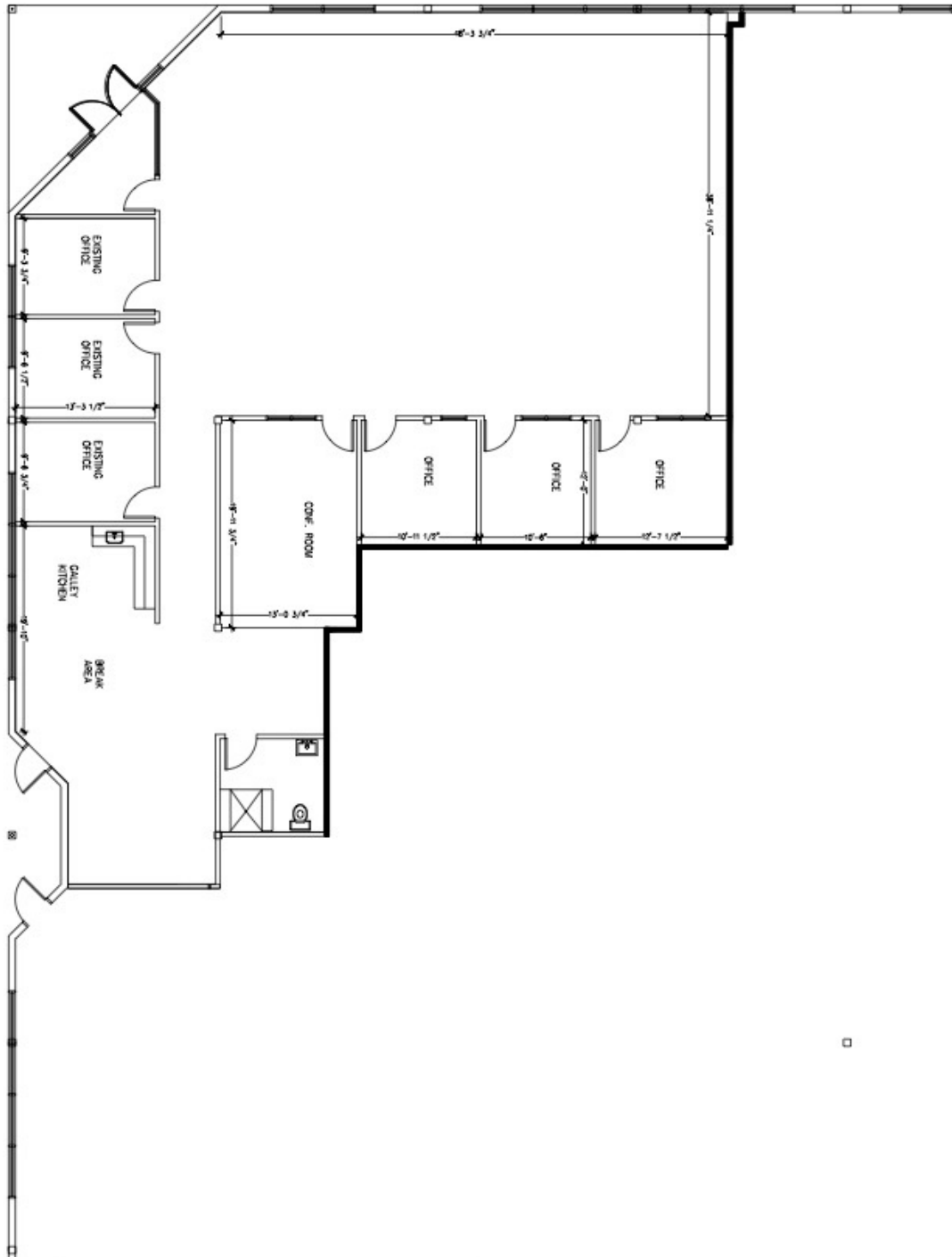
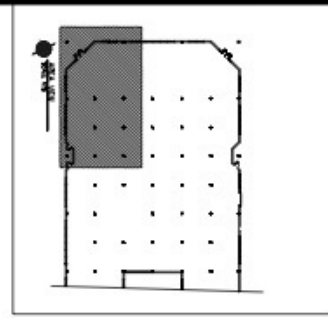
208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



PLAN VIEW
SCALE: 3/32"=1'



A-1	DATE: 8/23/2017	SCALE: 3/32"=1'	PROJECT: EXISTING CONDITIONS	 ICV CONSTRUCTION, INC. 30 MAIN STREET, SUITE 401 BURLINGTON, VT 05401
	REVISIONS: REVISION 1 REVISION 2 REVISION 3 REVISION 4	DRAWN BY: [blank] CHECKED BY: [blank] DESIGNED BY: [blank]	LOCATION: 21 GREGORY DR. - SO. BURLINGTON, VT	

