

FOR LEASE

LARGE SOUTH BURLINGTON INDUSTRIAL

530 Community Drive, Suite 1, South Burlington, VT

Technology Park

South Burlington, VT



Encompassing more than 275,000 total square feet, 530 Community Drive offers a variety of options, from Class B Office to warehouse space. Extensively updated, with an energy-efficient MEP system that includes 24-hour monitoring, this property is excellent for tenants who need the best of everything, including easy access to the airport, I-89, and Burlington. The shared corridor provides you and your employees access to shared loading docks, a 24-hour fitness facility, on-site tech support, and on-site catering services, a cafe, seasonal food trucks, and on-site childcare. Opportunity for 80,000 +/- sf of contiguous industrial space with a multitude of access, dock, and overhead door options available. Please contact us today for a tour.

SIZE:

80,000 +/- SF

PERMITTED USE:

Office

PRICE:

\$9.00/SF NNN

AVAILABLE:

First quarter of 2026

PARKING:

On-Site

LOCATION:

Technology Park, South Burlington, 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:

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LARGE SOUTH BURLINGTON INDUSTRIAL

530 Community Drive, Suite 1, South Burlington, VT

- 80,000 USF (88,000 RSF) of contiguous space available for lease beginning January 1, 2026.
- Although the space is presently configured as office, it can be easily converted to warehouse/wholesale/light industrial.
- Two loading docks exclusively serve the space; conceptual plans show the ability to add up to five more.
- The space is entirely conditioned, served by municipal water/sewer, and benefits from ample three-phase power and fiber optic connectivity. The clear height is 19 feet throughout the space.
- Ample surface parking is available directly adjacent to the space.

