

FOR LEASE

LAB / CLEAN LIGHT MANUFACTURING SPACE

856 Hercules Drive Colchester, VT



VT Commercial is pleased to offer to the market this clean flex building with overhead doors and docks. Located at Exit 16 just off of I 89 and a few buildings beyond Costco. The property offers a two story building with on site parking and easy delivery area with docks and at grade doors. Spaces currently break out into multiple suites but can be combined for larger users. Currently most of the building is a lab environment with clean room, lab, light manufacturing area, with full heat/air conditioning, tons of power & flexible layouts offering both at grade lab/shop with upper level offices, kitchenettes and breakroom. Property enjoys 3 phase power & natural gas. Family owned with professional property management.

SIZE:

3,000 SF / 4,500 SF / 7,500 SF up to 23,144 SF

USE:

Lab Testing and Light Manufacturing

PRICE:

\$14/ SF NNN (\$2.20/SF) plus utilities.

AVAILABLE:

TBD - Immediately

PARKING:

On site

LOCATION:

856 Hercules Drive, 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:

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