

FOR LEASE

WINOOSKI WAREHOUSE SPACE

450 Weaver Street, Winooski, VT

VT Commercial is pleased to offer to the market four spaces at Weaver Hill located at your first right on Tigan Street across from the Winooski School.

SUITE 3: 2,959+/- sf Beautiful, finished office space. Large conference room, IT closet, ample storage space, Reception/waiting area, 5 hard-walled offices, nicely appointed kitchenette, high-speed internet available, and access to common amenities including bathrooms and loading docks. Natural gas- all utilities separately metered. Available Now. \$2835.70/mo NNN CAM \$2.35/sf

SUITE 9: 540+/- sf. Open space with kitchenette, natural light and good exposure! This unit has a Ductless Split-System for highly efficient heat and air-conditioning, access to common amenities such as restrooms and loading docks. Available soon. Offered at \$825/mo Gross + Electric.

SUITE 11: 6,139+/- sf Industrial manufacturing/assembly space with 1,000sf of office. Access to common areas including loading docks and restrooms. \$5,880 + CAM \$2.35/sf Available August 2025.

SIZE:

2,959 SF / 540 SF / 6,139 SF

USE:

Commercial warehouse / flex

PRICE:

\$10/SF NNN (\$2.35/SF) and small suites at gross rates

AVAILABLE:

Immediately

PARKING:

On site

LOCATION:

450 Weaver Street, Winooski

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 | john.beal@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



