

# FOR LEASE

## CONVENIENTLY NEAR EXIT 16

382 Hercules Dr., Unit 2, Colchester, VT



VT Commercial is pleased to offer to the market this warehouse shop space that is conveniently located at Exit 16 in Colchester VT. Unit 2 has a dock with internal ramp system in place, two 12' over head doors and mostly wide open space with some skylights adding natural light to the space. It comes with a cardboard compactor included in the rental. Some racking in place if needed or owner can remove. The space is heated with hanging gas heaters. The office area is about 600 SF with single office, admin area and large training/break room with a sink. This suite has 2 multi stalled bathrooms. \* owner pays electric as long as its a normal low impact use. other high electric users will need to be discussed.

**SIZE:**

13,402 SF

**USE:**

Warehouse, storage, shop

**PRICE:**

\$12.50/SF plus gas and trash \*

**AVAILABLE:**

Immediately

**PARKING:**

On site

**LOCATION:**

Just off I89 at Exit 16, 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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# SUITE 2

