

# FOR LEASE

## FORMER SCHWAN'S FACILITY

30 Jimmo Drive Colchester, VT



VT Commercial is pleased to offer to the market for lease this former Schwan's facility located conveniently on Interstate 89 at Exit 17. 30 Jimmo Drive is within Brentwood Park and is located across the street from the State Park and Ride. This property was specialty built with a large cooler/freezer that is about 4500 SF, three drive in bays, two docks, a training area in the office with a huge island to gather together, a couple of offices, kitchenette, locker room and two bathrooms. There is plenty of parking and swing area for large trucks, a plug in line for keeping refrigerated trucks cold. The front of the building faces the highway and has nice curb appeal architecture. Permits show onsite septic for 20 employees.

**SIZE:**  
9,320 +/- SF

**USE:**  
GD4

**PRICE:**  
\$12/SF NNN (\$3.50) plus utilities

**AVAILABLE:**  
Immediately

**PARKING:**  
On site

**LOCATION:**  
30 Jimmo 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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