

FOR LEASE

NORTHERN VERMONT INDUSTRIAL MANUFACTURING FACILITY

1 Memorial Drive, Richford, Vermont



Situated in Northern Vermont just minutes from the Canadian border, this ±118,000 square foot industrial warehouse presents a compelling opportunity for manufacturing, distribution, or cross-border logistics operations. Previously utilized by a large-scale manufacturer, the facility looks to be well-suited for immediate occupancy or customization to accommodate a range of industrial users.

SIZE:

118,000 +/- SF

USE:

Industrial

PRICE:

\$8/SF NNN

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

1 Memorial Drive, Richford

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:

JOHN A. BEAL | LINDA I LETOURNEAU

802-598-1168 | 802-343-2107

john.beal@vtcommercial.com | linda@vtcommercial.com

208 FLYNN AVENUE, SUITE 2i

BURLINGTON, VT 05401

www.vtcommercial.com

Additional Property Information

The property includes approximately 9 loading docks and 2 oversized overhead doors, supporting efficient shipping and receiving capabilities. Additionally, there is approximately 10,000 square feet of office and employee break room space, offering a practical blend of administrative and workforce areas.

The building offers significant electrical power capacity, which may support tenants requiring large machinery or heavy industrial use.

Strategically located near the U.S.–Canada border, the property should be particularly attractive to Canadian-based companies looking to establish or expand U.S. operations—potentially benefiting from improved logistics, reduced transit times, and direct access to American markets. The location provides access to key regional transportation routes connecting Montreal, Burlington, and the broader Northeast.

Vermont is known for its business-friendly environment, dependable workforce, and high quality of life. The state may offer access to economic development incentives for qualifying businesses, particularly in the manufacturing and logistics sectors.

With its scale, infrastructure, and cross-border positioning, this property represents a strong opportunity for tenants seeking a cost-effective and functional industrial footprint in a supply-constrained regional market.

















KAYTEC BUILDING FOOTPRINT TOTAL INTERIOR 118295 SQ. FT.

