

FOR LEASE

INDUSTRIAL WAREHOUSE AND OFFICE SPACE

308 Industrial Lane, Berlin, VT



Located in the heart of Central Vermont's industrial corridor, 308 Industrial Lane in Berlin, VT offers a rare opportunity to lease a fully functional large-scale industrial facility totaling 35,287 SF. The property features approximately 1,904 SF of office space and 33,384 SF of warehouse/distribution space designed to accommodate a variety of manufacturing, storage, logistics, and distribution users. The office area includes several built-in workstations and a kitchenette, providing a functional and comfortable environment for administrative and operational staff. The warehouse boasts impressive 26-foot clear ceiling heights, providing exceptional cubic storage capacity and operational flexibility, with a portion of the warehouse equipped with metal shelving for additional organized storage capabilities. This versatile property is well-suited for regional distribution, food production, cold storage, manufacturing, or warehouse users seeking high-clear industrial space in a strategic Vermont location.

SIZE:

Office- 1,904 SF, Warehouse- 33,383 SF

USE:

Industrial

PRICE:

Office - \$17.50/SF NNN (est. \$2.60)

Warehouse - \$11.50/SF NNN (est.\$2.60)

AVAILABLE:

Immediately

PARKING:

On-site

LOCATION:

308 Industrial Lane Berlin,VT

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 BEAL | SETH DAVIS

802-598-1168 | 802-922-1964

jb@vtcommercial.com | seth.davis@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

INDUSTRIAL WAREHOUSE AND OFFICE SPACE

Additional Property Information

Highlights:

- 5 covered loading docks plus 1 at grade door
- 2880SF cooler
- 3.7 acres with large parking lot
- Well water/town sewer
- LED Lights on motion sensors







