

FOR LEASE

MORRISVILLE INDUSTRIAL BUILDING

146 Industrial Park Drive, Morrisville, Vermont



Located in the heart of Morrisville, VT, this property offers a compelling leasing opportunity for businesses seeking a substantial commercial facility in a scenic and well-connected location. The building contains approximately 45,360 SF in total, including approximately 13,200 SF of mezzanine-level office space with elevator access. The property features five loading docks positioned at opposite ends of the building, along with one at-grade overhead door, providing strong functionality for warehouse, distribution, manufacturing, or related users. The space is expected to become available following the current leaseback period, which runs through March 2027. Please contact us today for additional information or to schedule a tour.

SIZE:

45,360 +/- SF on 4.68 +/- Acres

USE:

Industrial/Office

PRICE:

\$9/SF NNN

AVAILABLE:**PARKING:**

Ample On Site

LOCATION:

146 Industrial Park Drive, Morrisville

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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FEATURES:

- Total Building Size: 46,000 +/- SF
 - Land Area: 4.68 +/- Acres (ample room for potential expansion or outdoor use, with municipal approvals)
 - Ceiling Height: 25 +/- FT Clear
 - Loading: 4-standard height, 1-UPS, 1-at-grade
 - Office Buildout: Turnkey air-conditioned professional offices, fully Cat-5 wired
 - Power: 440 AMP Service
 - EV: Phase 2 EV Charging Station
 - Generator: Whole Building Generator (for current use)
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POTENTIAL USES (PENDING FULL ZONING REVIEW, APPLICATION, AND APPROVAL):

- Distribution or Fulfillment Center
 - Advanced or Light Manufacturing
 - Food Production / Cold Storage
 - Redevelopment as housing
 - Redevelopment as college campus
 - Redevelopment as medical offices
 - Cannabis Cultivation or Extraction Facility
 - Maintenance Depot
 - Self-Storage or Mixed-Use
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STRATEGIC LOCATION:

- Located in the well-established Morrisville Industrial Park
- Positioned to serve regional, local, and cross-border operations









