

FOR LEASE

MULTI-BUILDING COMMERCIAL / INDUSTRIAL PROPERTY

72 & 74 Munsill Avenue, Bristol, VT



Unique opportunity to lease approximately 14,880 SF of former food manufacturing and production space within the established Bristol Works campus in Bristol, Vermont.

The space offers a functional mix of production, warehouse, and support areas and is well suited for food production, light manufacturing, distribution, or other industrial users. The property includes one loading dock, fully sprinklered space, and ceiling heights ranging up to approximately 21 feet.

SIZE:

14,880 +/- SF

USE:

Light Industrial / Manufacturing / Office

PRICE:

\$9.00 NNN (Estimated at \$3.40/SF) Plus Utilities

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

72 & 74 Munsill Avenue, Bristol, 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

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208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

Additional Property Information

Located within Bristol village, the property offers convenient access to Vermont Route 116 and is part of an established commercial campus with a mix of business, institutional, and municipal users.

Property Highlights:

- Approximately 14,880 SF available for lease
- Former food manufacturing / production space
- One loading dock
- Mix of production, warehouse, and support space
- Fully sprinklered
- Ceiling heights ranging from approximately 9' to 21'
- Paved and lined parking with additional gravel overflow parking
- Municipal water and shared septic
- LP-fired HVAC
- Village Mixed (VM) zoning
- Located within the established Bristol Works campus
- Solar renewable-energy Power Purchase Agreement benefits the campus
- Convenient access to Vermont Route 116

Please contact us for additional information or to schedule a tour.

















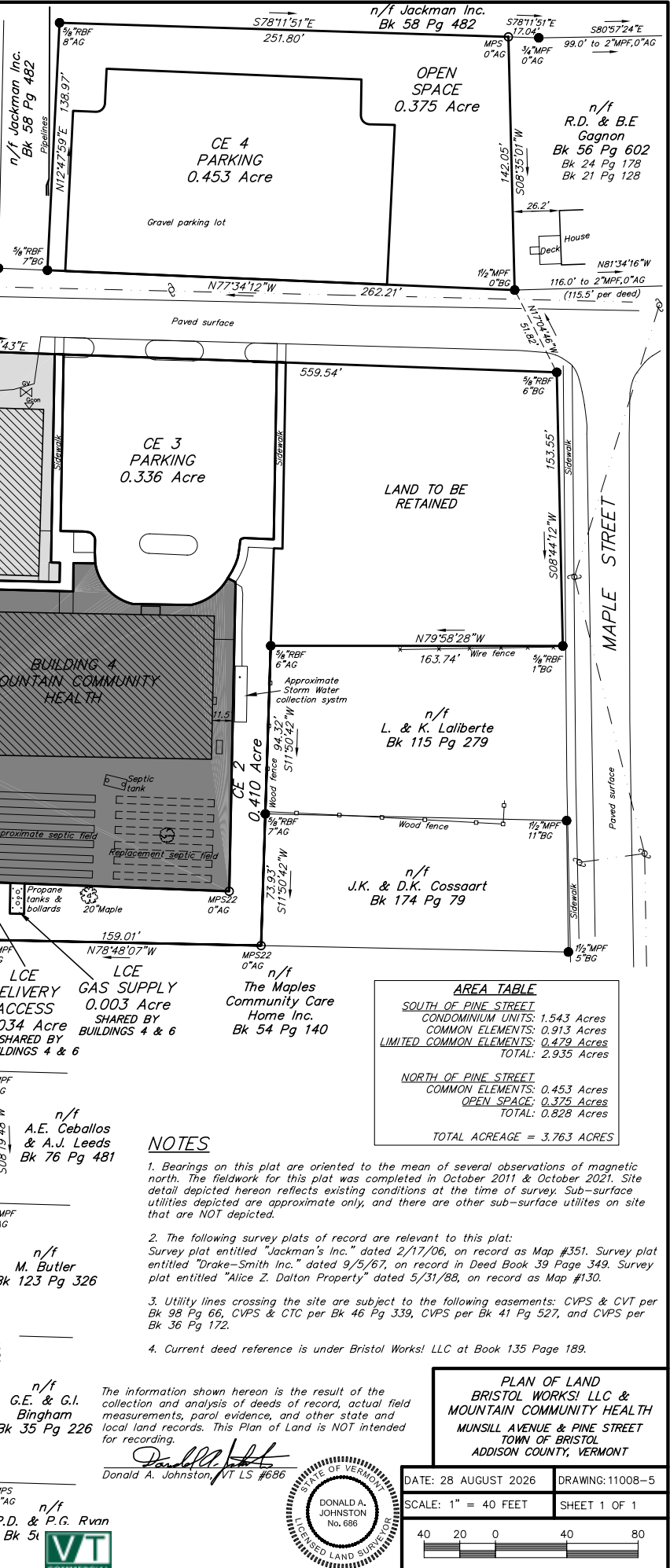


LEGEND

- Surveyed boundary line
- Utility pole and overhead lines
- MPS ○ 3/4" Metal pipe set in 2011 with a red cap stamped "Vermont LS #686"
- MPS22 ○ 3/4" Metal pipe set in 2022 with a red cap stamped "Vermont LS #686"
- MPF / RBF ● Metal pipe or Rebar found as described
- 4"AG / 2"BG Above grade / Below grade reveal of pipe or rebar in inches
- ⊙ Wastewater/Septic system covers
- ⊙ Approximate location of septic tank
- n/f Now or formerly



n/f
J.P. & J.L.
Jackman
Bk 124 Pg 396



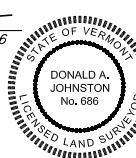
AREA TABLE	
SOUTH OF PINE STREET	
CONDOMINIUM UNITS:	1.543 Acres
COMMON ELEMENTS:	0.913 Acres
LIMITED COMMON ELEMENTS:	0.429 Acres
TOTAL:	2.935 Acres
NORTH OF PINE STREET	
COMMON ELEMENTS:	0.453 Acres
OPEN SPACE:	0.375 Acres
TOTAL:	0.828 Acres
TOTAL ACREAGE = 3.763 ACRES	

NOTES

- Bearings on this plat are oriented to the mean of several observations of magnetic north. The fieldwork for this plat was completed in October 2011 & October 2021. Site detail depicted hereon reflects existing conditions at the time of survey. Sub-surface utilities depicted are approximate only, and there are other sub-surface utilities on site that are NOT depicted.
- The following survey plats of record are relevant to this plat:
Survey plat entitled "Jackman's Inc." dated 2/17/06, on record as Map #351. Survey plat entitled "Drake-Smith Inc." dated 9/5/67, on record in Deed Book 39 Page 349. Survey plat entitled "Alice Z. Dalton Property" dated 5/31/88, on record as Map #130.
- Utility lines crossing the site are subject to the following easements: CVPS & CVT per Bk 98 Pg 66, CVPS & CTC per Bk 46 Pg 339, CVPS per Bk 41 Pg 527, and CVPS per Bk 36 Pg 172.
- Current deed reference is under Bristol Works! LLC at Book 135 Page 189.

The information shown hereon is the result of the collection and analysis of deeds of record, actual field measurements, parol evidence, and other state and local land records. This Plan of Land is NOT intended for recording.

Donald A. Johnston, VT LS #686



PLAN OF LAND
BRISTOL WORKS! LLC & MOUNTAIN COMMUNITY HEALTH
MUNSILL AVENUE & PINE STREET
TOWN OF BRISTOL
ADDISON COUNTY, VERMONT

DATE: 28 AUGUST 2026	DRAWING: 11008-5
SCALE: 1" = 40 FEET	SHEET 1 OF 1