FOR LEASE

BURLINGTON FLEX WITH GREAT ACCESS

266 Queen City Park, Burlington, VT

Position your brand at the intersection of lifestyle, logistics, and location with this exceptional flex industrial opportunity at 266 Queen City Park. Offering up to ± 28,000 square feet, the property delivers a highly versatile mix of high-bay warehouse, polished showroom space, and functional office—ideal for an outdoor brand headquarters or a company seeking a dynamic, hybrid environment. With two loading docks and a large overhead door, the space is as operationally efficient as it is visually compelling.

SIZE:
10,000 - 28,000 +/- SF

USE:
Flex, Warehouse, Industrial, Office

PRICE:
$12/SF NNN (Estimated at $3/SF)

AVAILABLE:
January 1, 2027

PARKING:
Ample On Site

LOCATION:
266 Queen City Park, Burlington

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.

VT COMMERCIAL

For more information, please contact:

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BURLINGTON, VT 05401
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BURLINGTON FLEX WITH GREAT ACCESS

Additional Property Information

Strategically located with excellent access to Interstate 89, the building ensures seamless connectivity for regional distribution while maintaining close proximity to Burlington's vibrant South End. Surrounded by innovative and recognizable brands such as Burton Snowboards, Rhino Foods, and Edlund Company, this location places your business in the heart of a thriving creative and industrial ecosystem.

Beyond the building itself, the setting offers an unmatched quality of life and employee experience. Situated along the Burlington bike path and within walking distance to the South End Arts District, the property also provides easy access to Lake Champlain—perfect for teams that value work-life balance and outdoor culture. This is more than just a space; it's an opportunity to align your brand with one of New England's most authentic and energetic communities.

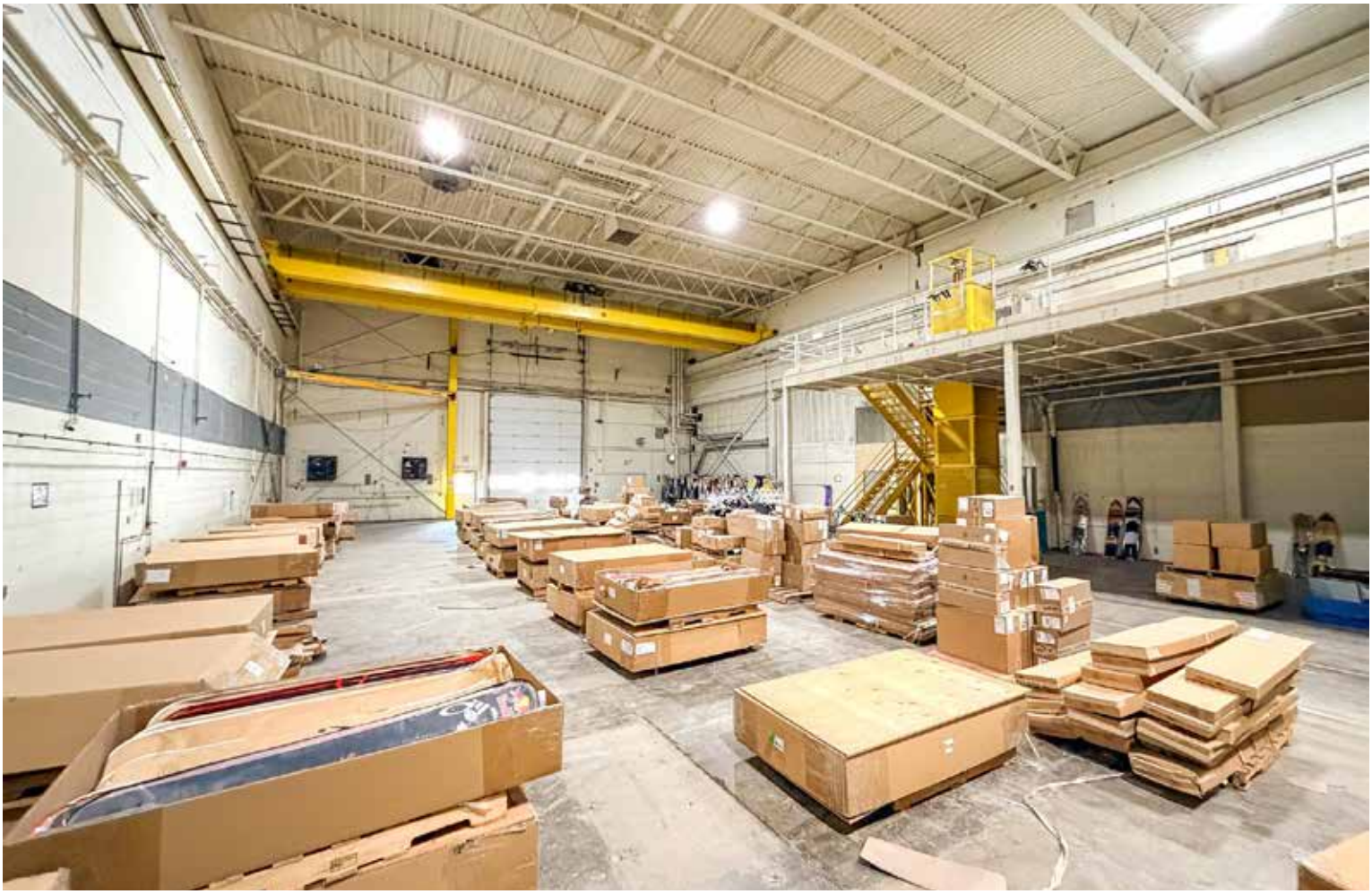
Why Burlington?

- Thriving hub for outdoor, lifestyle, and mission-driven brands
- Highly educated workforce fueled by University of Vermont and nearby colleges
- Strong culture of sustainability, innovation, and entrepreneurship
- Vibrant South End Arts District with breweries, galleries, and creative studios
- Exceptional quality of life with immediate access to Lake Champlain, the Green Mountains, and year-round recreation
- Robust infrastructure with direct access to Interstate 89 and regional connectivity

Please contact us today for a tour!

BURTON

VT COMMERCIAL



BURTO

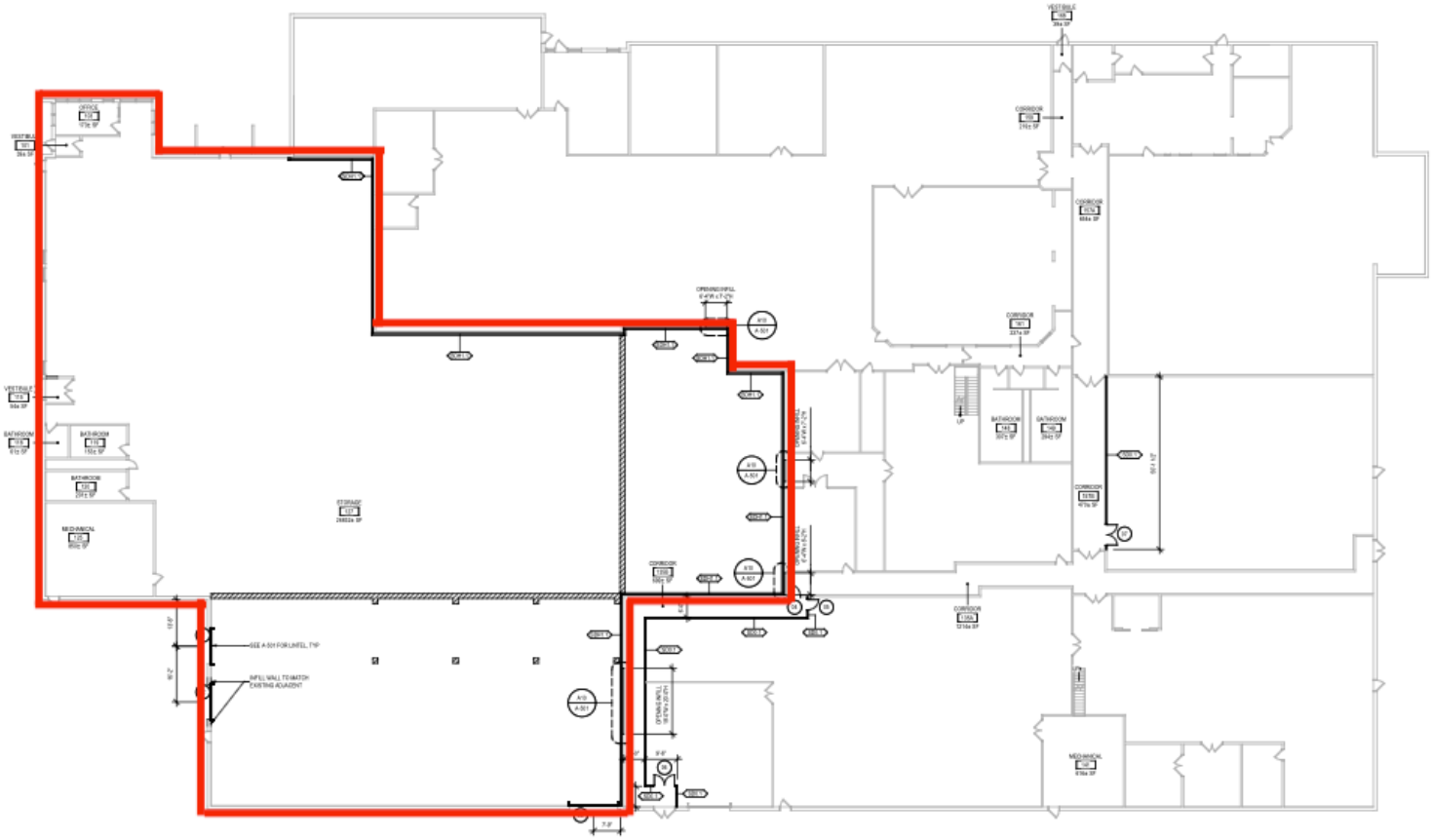
WEST SIDE
PROPOSED LOADING DOCKS
FOR LIKENESS ONLY

EXISTING PHOTO

SOUTH SIDE
PROPOSED AT-GRADE DOOR

EXISTING PHOTO

Baird Park
Community Garden
Burton Burlington
Headquarters Flagship...
Champlain Pkwy
S Crest Dr
Baird St
Pine St
266
Howard Center
Baird School
Queen City Park Rd
Arthur Ct
Queen City Park Rd
Champlain Pkwy
Queen City Park Rd
Central Ave
Champlain Water District



PLAN LEGEND

- PROPOSED WALL
- EXISTING WALL
- PROPOSED DOOR
- EXISTING DOOR
- PATCH AND REPAIR CONCRETE FLOOR PER DETAIL 0.10A-501, 300± SF

A1 FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

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CONSULTANTS

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STAMP

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ARCHITECTURE + ENGINEERING

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PROJECT NAME

BURTON BOARD WAREHOUSE
266 QUEEN CITY PARK RD
BURLINGTON, VT 05401

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING DATE	DRAWING SCALE
2026-06-15	As indicated
PROJECT NUMBER	DRAWN BY
18526004	LK

REVISIONS

DRAWING NUMBER

A-101