

# FOR SUBLEASE

## OUTSTANDING INDUSTRIAL/FLEX SPACE

131 Red Pine Circle, Unit 2, Essex Junction, VT



Clean professional warehouse and office space in this practically new building. This property features approximately 3,000 sf of handsome office space including four restrooms, break room, private offices and open work area and 15,000 sf of high bay warehouse, including 2 loading docks and 3 12'x14' overhead doors. There is a vast amount of natural light in the offices AND the warehouse, which includes large windows in the 24' clear height. Great location, and access to some of the best mountain biking trails in the area-- this property is worthy of a tour!

**SIZE:**

18,000 sf; 15,000 sf of high bay warehouse

**USE:**

Industrial, office

**PRICE:**

\$10.70/sf, expenses estimated at \$2.50/sf

**AVAILABLE:**

Immediately

**PARKING:**

Ample on-site

**LOCATION:**

131 Red Pine Circle, Essex Junction

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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