

**Industrial/Warehouse For Lease**  
**83,000 SF +/-**

**Riverworks at 133 Elm Street**  
Winooski, Vermont

**Flexible Layouts**

Customize your own piece warehouse/industrial space with a flexible flooplan that is easy to subdivide. Features include 15+ loading docks and ample onsite parking spaces surrounding the building in a quiet, serene location with 27'-35' high bay clearance. Easily divided - can lease 25,000 SF, 50,000 SF, or take all 82,897 available SF.

**Offered**

For Lease.....\$7.00/SF  
NNN.....\$1.46/SF

**Property Metrics**

Property Type ..... Office/Industrial  
Square Footage ..... 82,000±





