

Industrial Building for Lease 3 Calkins CT., South Burlington, Vermont



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3 Calkins CT.,
South Burlington, Vermont

For Lease

Available October 1st, 2022

Prime Warehouse, Distribution, Manufacturing, or Retail Location. Allowed uses are light manufacturing, contractor/building trade facility, lumber and contracting yard, personal business service, processing & storage, research facility or laboratory, retail warehouse outlet, warehousing & distributing, wholesale establishment, and equipment service/repair/rental.



- 6,120 SF Industrial Warehouse
- Heated
- At Grade Door, 9' x 8'
- At Grade Door, 9' x 12'
- Separate office with HVAC
- Clear Height: 14'
- Power: 3 Phase
- Zoning: Heavy Commercial Industrial IC

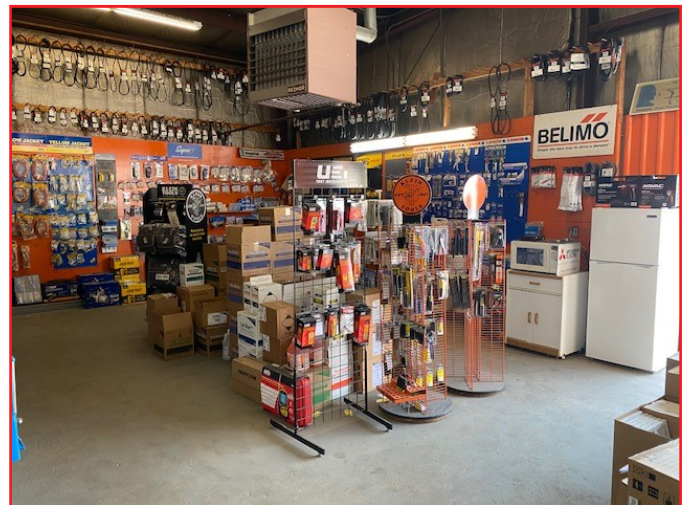
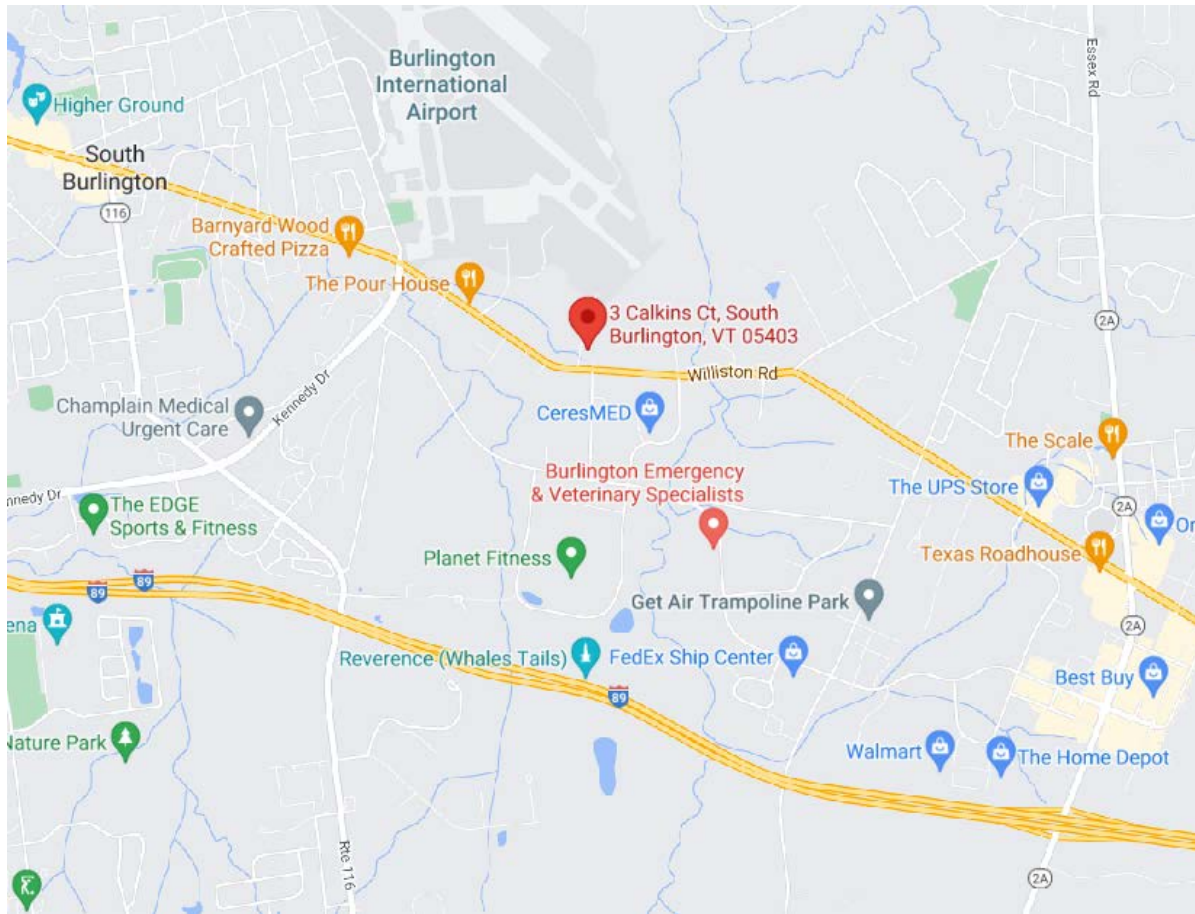


Lease Rate: \$8.75/SF NNN(est. \$1.54/SF)

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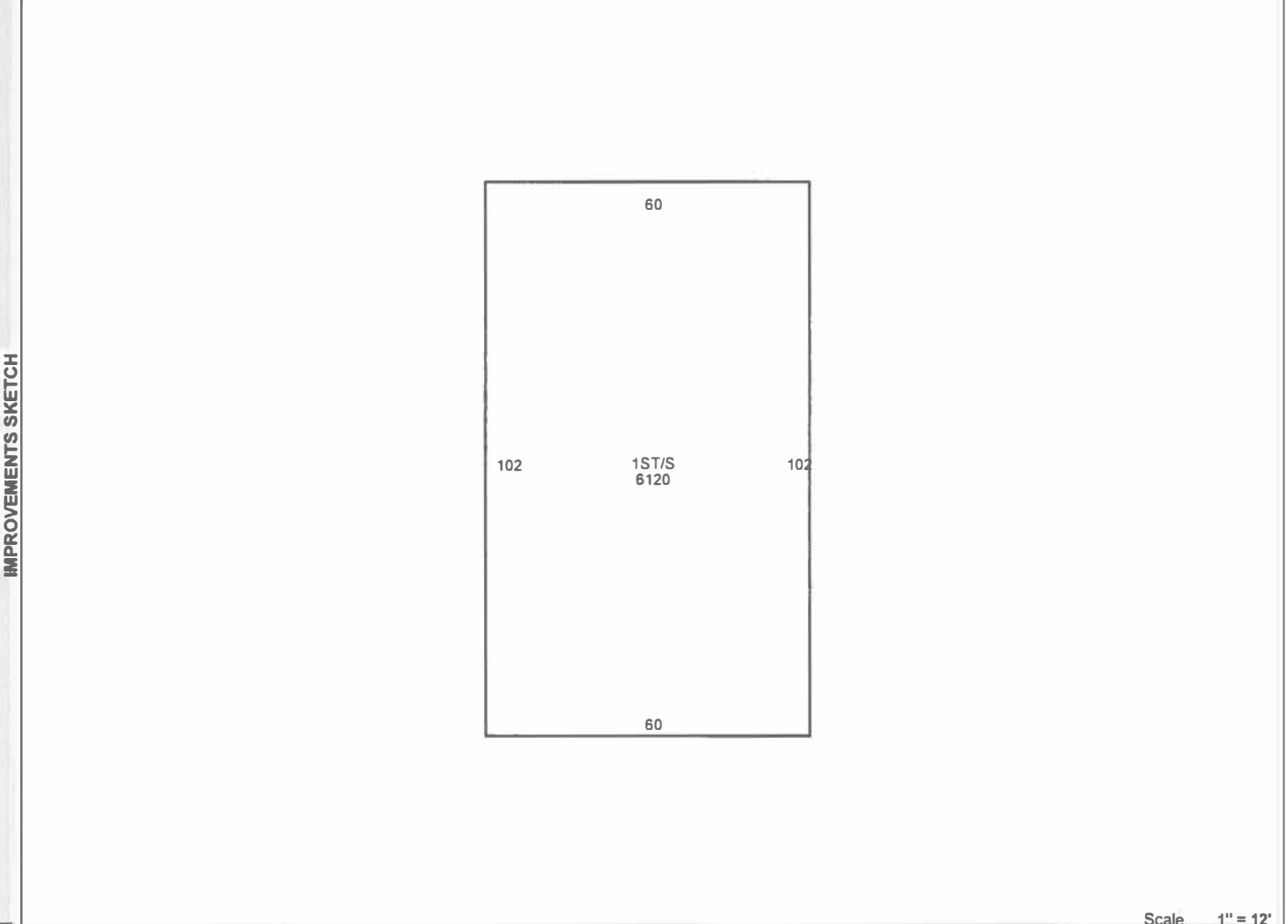
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SKETCH/AREA TABLE ADDENDUM

Parcel No 0300-00003

SUBJECT	Property Address 3 CALKINS CT
	City _____ State _____ Zip _____
	Owner _____
	Client DBA=THE JOSEPH SIMMONS CO/ BEL
	Appraiser Name _____



Scale 1" = 12'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					Comment Table 1			
	Code	Description	Factor	Net Size	Perimeter	Net Totals			
						Comment Table 2		Comment Table 3	