

**FOR LEASE**

**2 buildings  
with Retail,  
Office &  
Warehouse  
Space  
Available**

**Lease together  
or  
independently**



**1 Main Street  
VERGENNES, VERMONT**

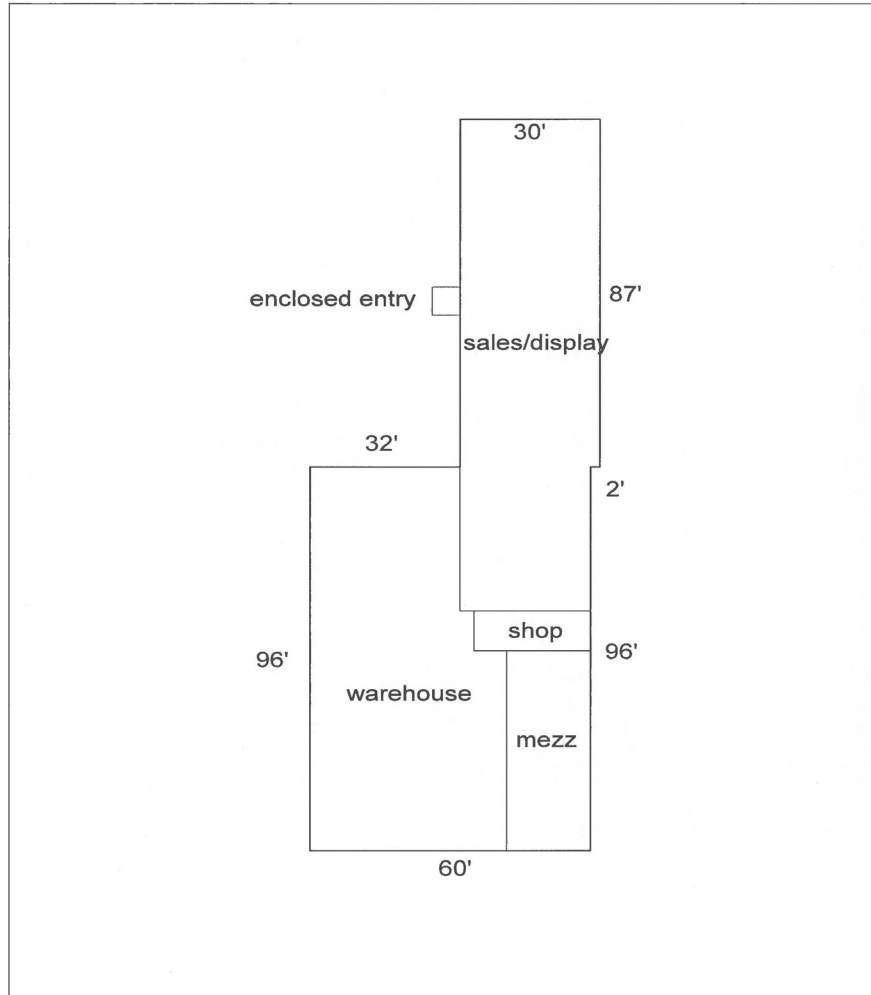


**DOUG NEDDE**  
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**Great exposure on Route 22/Main Street  
Across from Police Station  
Adjacent to Kennedy Bros**

**FLOORPLAN**

**BUILDING SKETCH**



1 MAIN STREET, VERGENNES, VERMONT



**RATE**

\$8.50/SF NNN (\$1.50/SF)

**PROPERTY TYPE**

Office/Retail/Warehouse

**SIZE**

8,370 SF – 3,618 SF retail/office  
– 4,752 SF warehouse

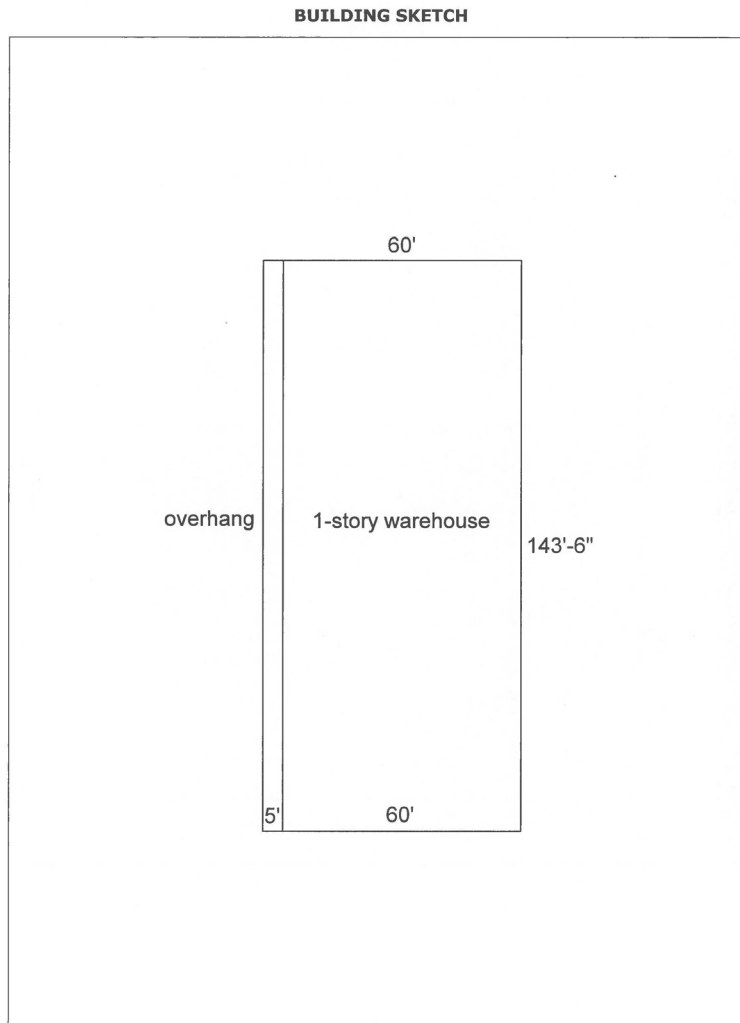
**DOORS**

10' x 12' overhead door

8' x 8' loading dock



**FLOORPLAN**



1 MAIN STREET, VERGENNES, VERMONT



**RATE**

\$6.00/SF NNN (\$1.50/SF)

**PROPERTY TYPE**

Warehouse

**SIZE**

8,640 SF

**DOORS**

New 12' x 12' overhead door

8' x 8' drive in door

loading dock

Clear span heated warehouse with drive in door.