

FOR LEASE

**Warehouse with
Small Office in
Rutland, VT**

11,808 SF



**123 PARK STREET
RUTLAND, VERMONT**



NEDDE REAL ESTATE
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BURLINGTON, VT 05401
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OVERVIEW

Hard to find property in a nice central area. Sits on 1.92 acres.

Features include:

Newly painted, updated entry doors, brand new heat and a/c pumps in offices. There are 2 restrooms and a large break room. 2 loading docks with levelers as well as one drive in overhead door. There is parking for 16 to 20 + vehicles as is, can easily double this amount. Plenty of exterior space to park equipment or add storage for materials on the large nearly 2-acre lot. 3 phase electric, city water and sewer.

Currently used for light manufacturing and warehousing but could also make a nice showroom or store. Interior wall separating warehouse from the production/showroom floor and offices are removable. Renovations to renters' needs are welcome. Concrete floors are able to handle fork trucks and large vehicles. There is room for up to 12,000sq ft. expansion as well.

Beautiful building with endless possibilities in a perfect central city location .5 miles to route 7.

RATE AND SIZE(S)**SIZE**

11,808 SF

LEASE RATE

\$8/SF NNN

HIGHLIGHTS

- 800 SF of dedicated office space
- ADA accessible
- Central Air conditioning
- Central Location to highway
- 14' Clear height



WAREHOUSE | 123 PARK STREET, RUTLAND, VERMONT

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747 PINE ST., SUITE 501, BURLINGTON, VT 05401

802.651.6888 | [NEDDEREALSTATE.COM](https://www.nedderestate.com)

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SPACE DETAILS

11,808 Sq Ft warehouse with 2 loading docks and drive in door.

Layout includes 2 offices, a break room and large open warehouse.

8 camera security system, fire alarm, monitored security system, compressed airlines.

Parking for 16 cars but can easily double that.

Heat and air conditioning in offices.

New paint and entry doors.

Sits on 1.5 acres with room for expansion.

Heat is propane and electric.

Building is well cared for.



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Property details

Year Built/ Renovated
1970/2023

Lighting

Fluorescent

Water/Sewer

City

Gas

Propane

Power Supply

Amps: 400 Volts: 208 Phase: 3

Zoning

Industrial / Commercial

Lot size

1.92 Acres

PHOTOS



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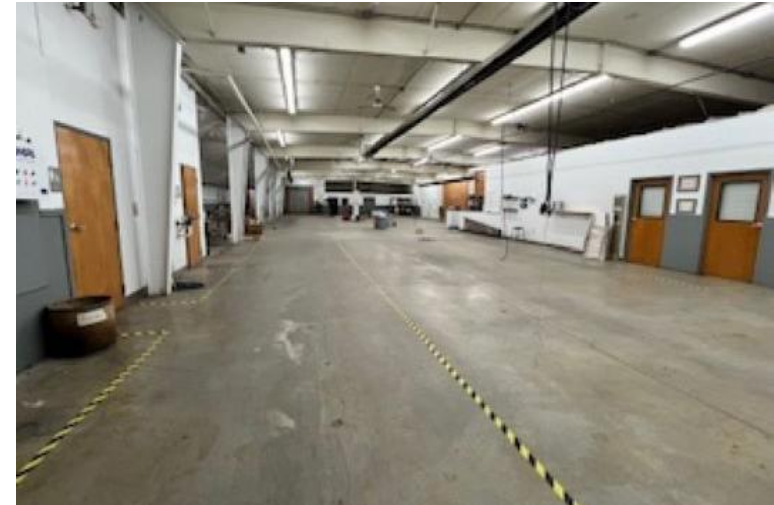
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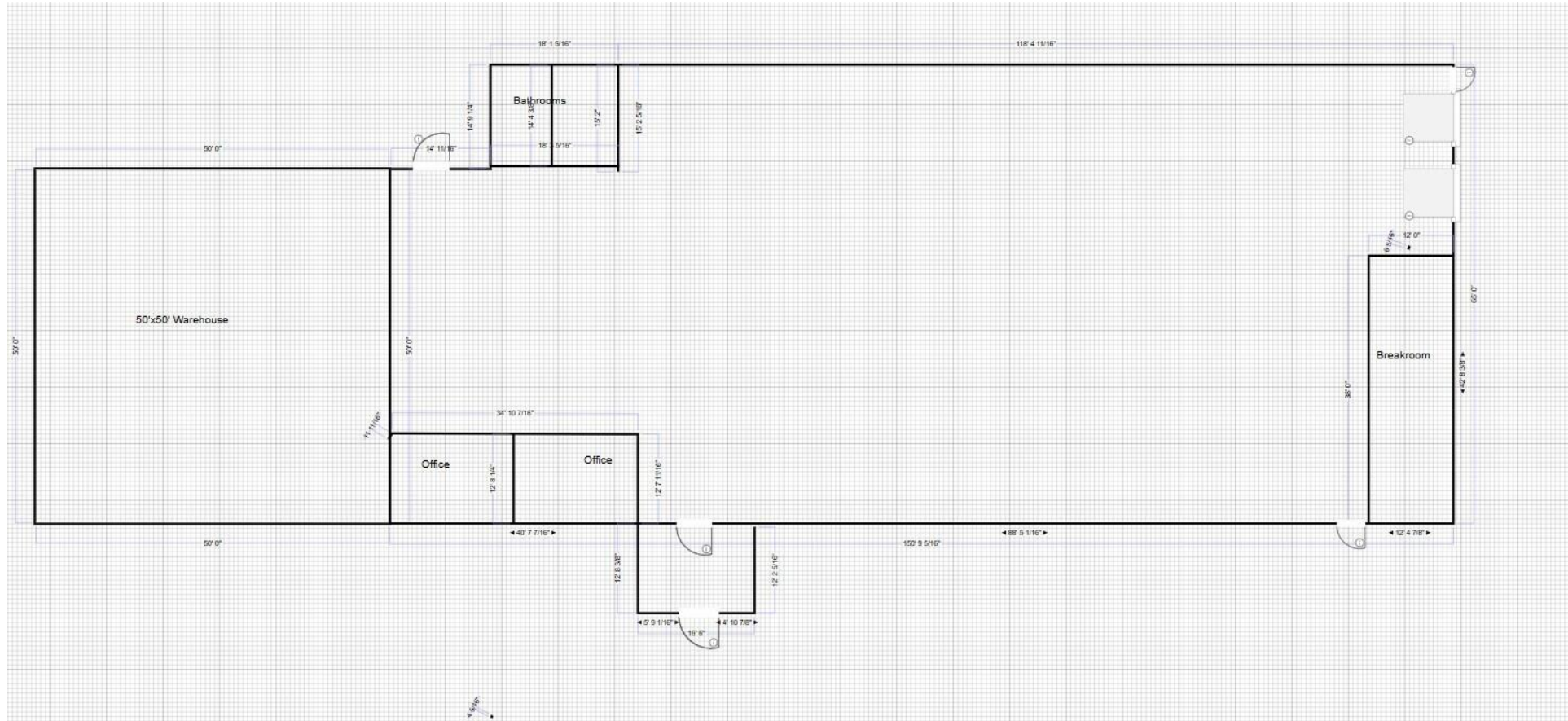
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FLOORPLANS



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