

FOR LEASE

**10,000 +/- SF Industrial/Service
Space For Lease**

**Can easily be split into two
5,000 SF Suites**



**740 MARSHALL AVENUE
WILLISTON, VERMONT**



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OVERVIEW

Versatile Industrial/Service/Flex Space

Strategically located in the heart of Williston's bustling commercial corridor, 740 Marshall Ave offers 10,000 square feet of premium industrial/flex space, ideal for a wide range of uses including warehousing, manufacturing, distribution, R&D, or professional service operations.

Positioned just minutes from I-89, this property provides excellent access to the Burlington metro area, New England markets, and major transportation routes.

The previous tenant was a brewery so there is significant plumbing and electrical infrastructure in place for a variety of uses.

Current setup combines two 5,000 +/- SF spaces.
There is a loading dock and roll up door for each space.

SIZE:

5,000 - 10,000 +/- SF

LEASE RATE:

\$14.50/SF NNN (\$5.05/SF)

AVAILABLE:

Immediately

PARKING:

Ample; On-Site



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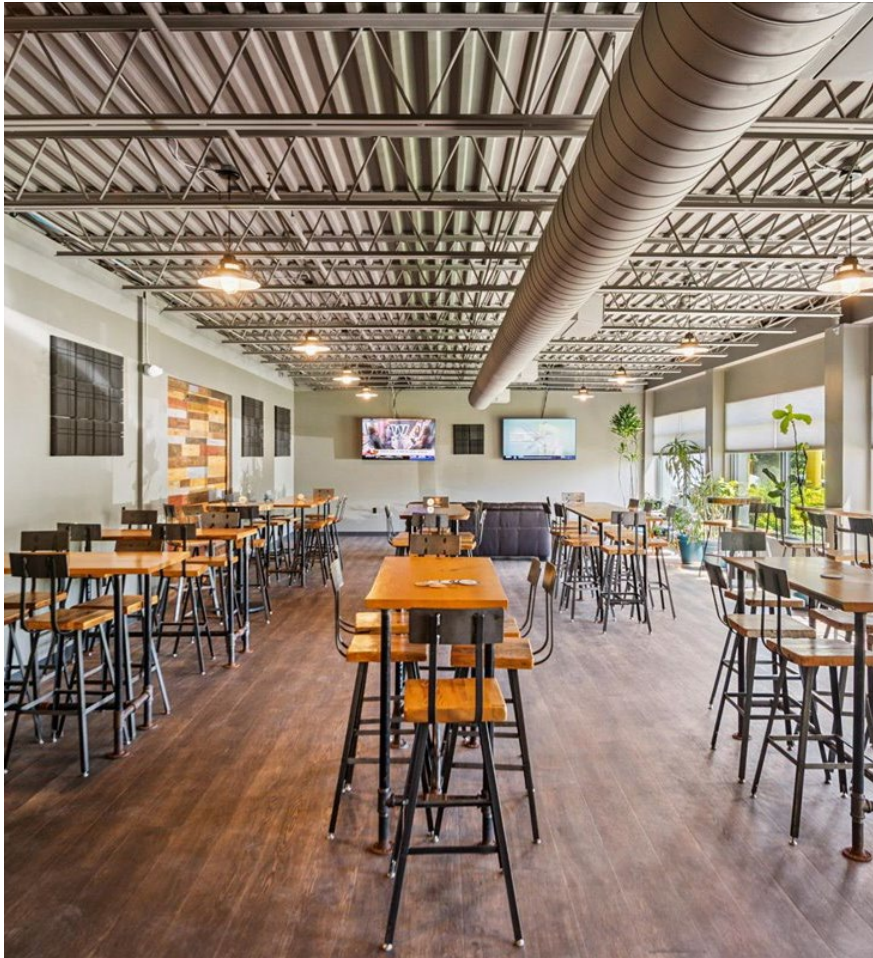
NEDDE REAL ESTATE

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PHOTOS



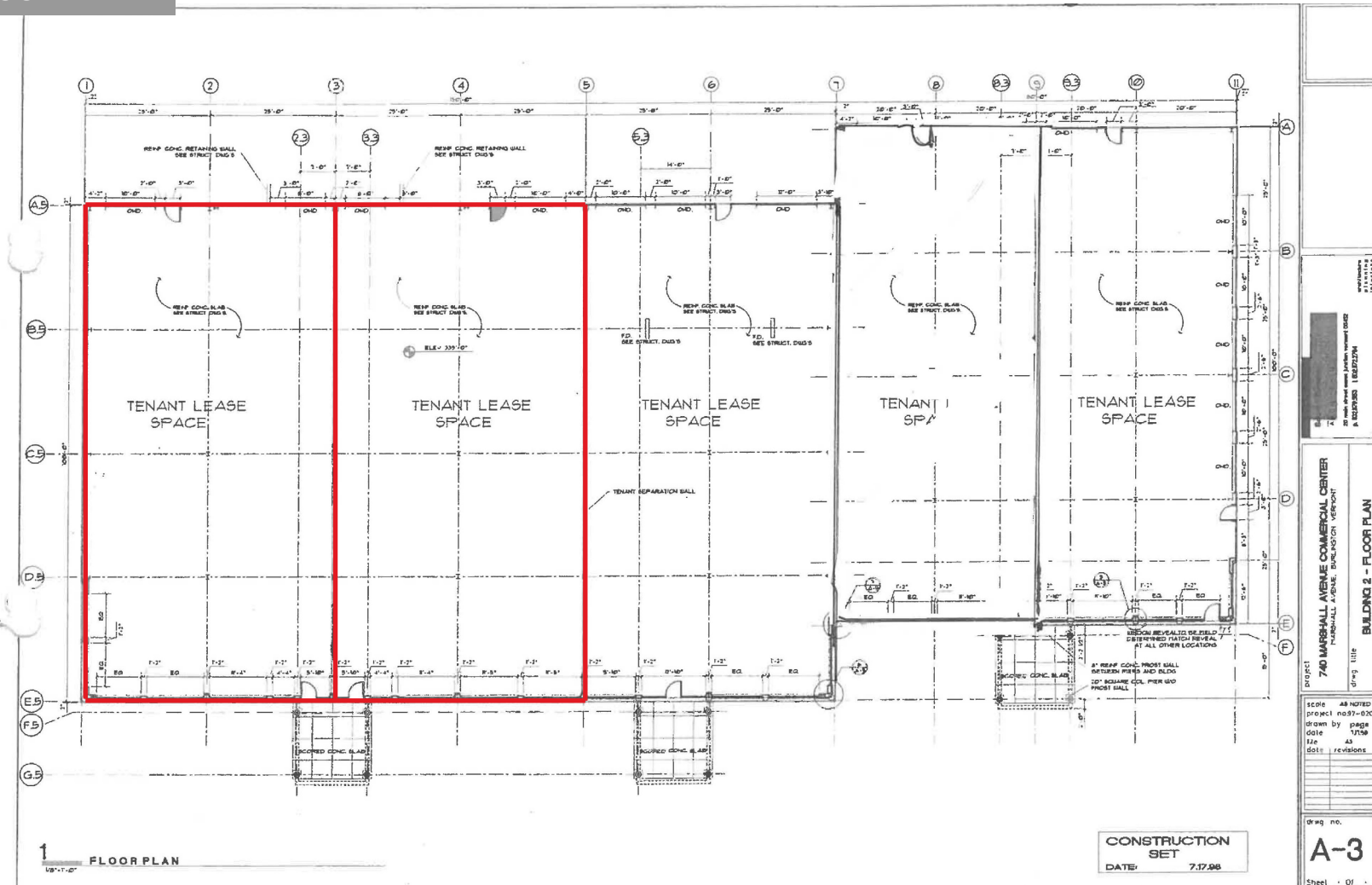
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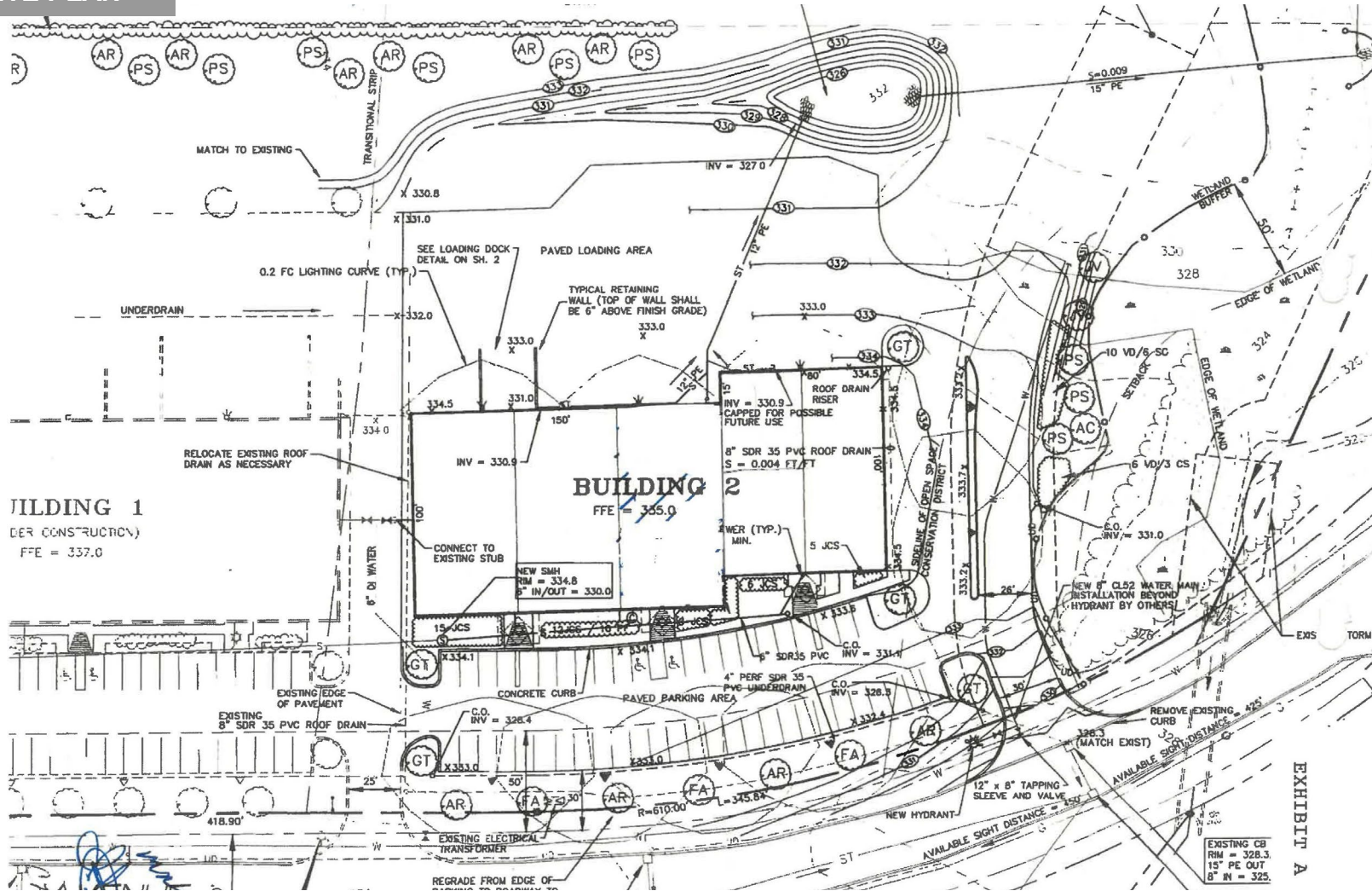
740 MARSHALL AVENUE, WILLISTON, VERMONT

FLOOR PLAN



740 MARSHALL AVENUE, WILLISTON, VERMONT

SITE PLAN



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