

FOR LEASE

NEW CONSTRUCTION - FLEX BUILDINGS!

1 Boston Court, Just off of Allen Martin, Essex, VT



VT Commercial is pleased to offer for lease these “to be built” commercial buildings. Plans and permits in place for four building to be built. Wood frame construction with vinyl siding. Complete with overhead door and bathroom in place. Energy efficient construction, 3 phase power, 12’ ceilings, gas heating- still time to customize to your needs. A few buildings have opportunity for docks, limited to box trucks no full size tractor trailers. Take half a building at 2,900 SF or take a whole building up to 9,500 SF. Boston Court is a new street just off Allen Martin at the T with Sand Hill Road. City water, City Sewer. Five year leases ideal.

SIZE:

2,900 SF to 9,500 SF

USE:

Resource Preservation Dist. Industrial (RPD-1)

PRICE:

\$10-12/SF NNN (\$3/SF estimated - plus utilities)

AVAILABLE:

Fall 2024

PARKING:

On site

LOCATION:

1 Boston Court, Just off of Allen Martin, Essex

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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Legend

	PROJECT BOUNDARY
	EASEMENT
	RIGHT OF WAY
	UTILITY
	PROPERTY LINE
	PROPERTY SURVEY LINE
	EASEMENT
	RIGHT OF WAY
	UTILITY
	PROPERTY LINE
	PROPERTY SURVEY LINE
	EASEMENT
	RIGHT OF WAY
	UTILITY



GRAPHIC SCALE



Landowner

WARFIELD INDUSTRIAL ASSOC, LLC
75 SLEEPY HOLLOW RD
ESSEX, VT 05453

Applicant

ANDREW HOOD
89 BRIGHTON HILL RD
ESSEX, VT 05453

