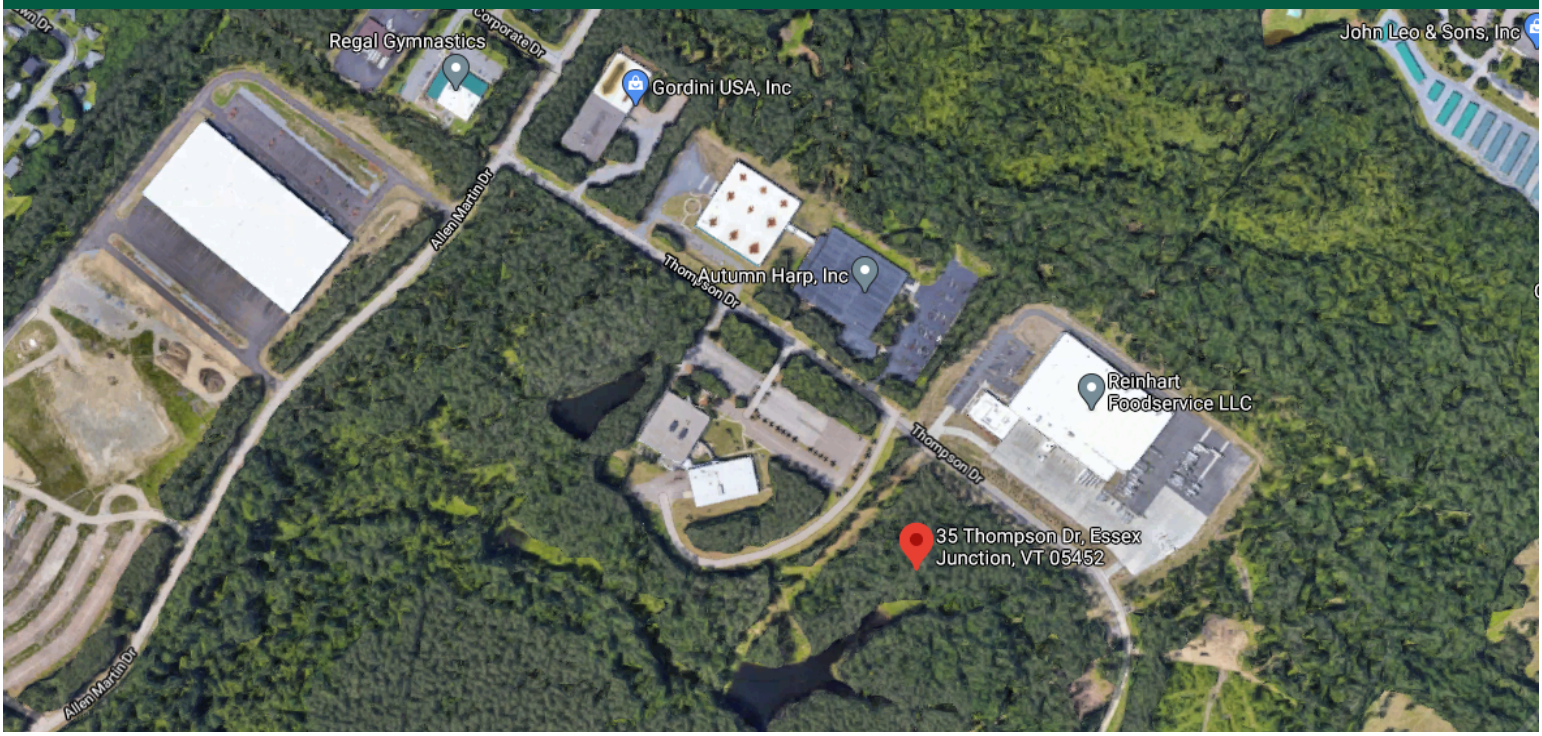
BUILD TO SUIT OPPORTUNITY

NEW INDUSTRIAL/COMMERCIAL BUILDING

35 Thompson Drive, Essex, VT 05452



New build to suit opportunity in the growing and desirable Saxon Hill Industrial Park. Affiliated developer/general contractor will offer a great opportunity to design and construct a customized commercial building for a long term lease tenant. The wooded 8.43 +/- acre site will allow for the development of up to 65,000 square feet facility with ample parking and convenient location in Chittenden County. The site includes substantial electrical and waste water infrastructure that potential tenant can tie into. Please inquire today for more details and to tour the building site.

SIZE:
Up to 65,000 SF

PERMITTED USE:
Industrial

PRICE:
TBD based on Build Out

AVAILABLE:
Permit Ready

PARKING:
Ample

LOCATION:
35 Thompson Drive, Essex, VT

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

VT COMMERCIAL

For more information, please contact:

JOHN BEAL
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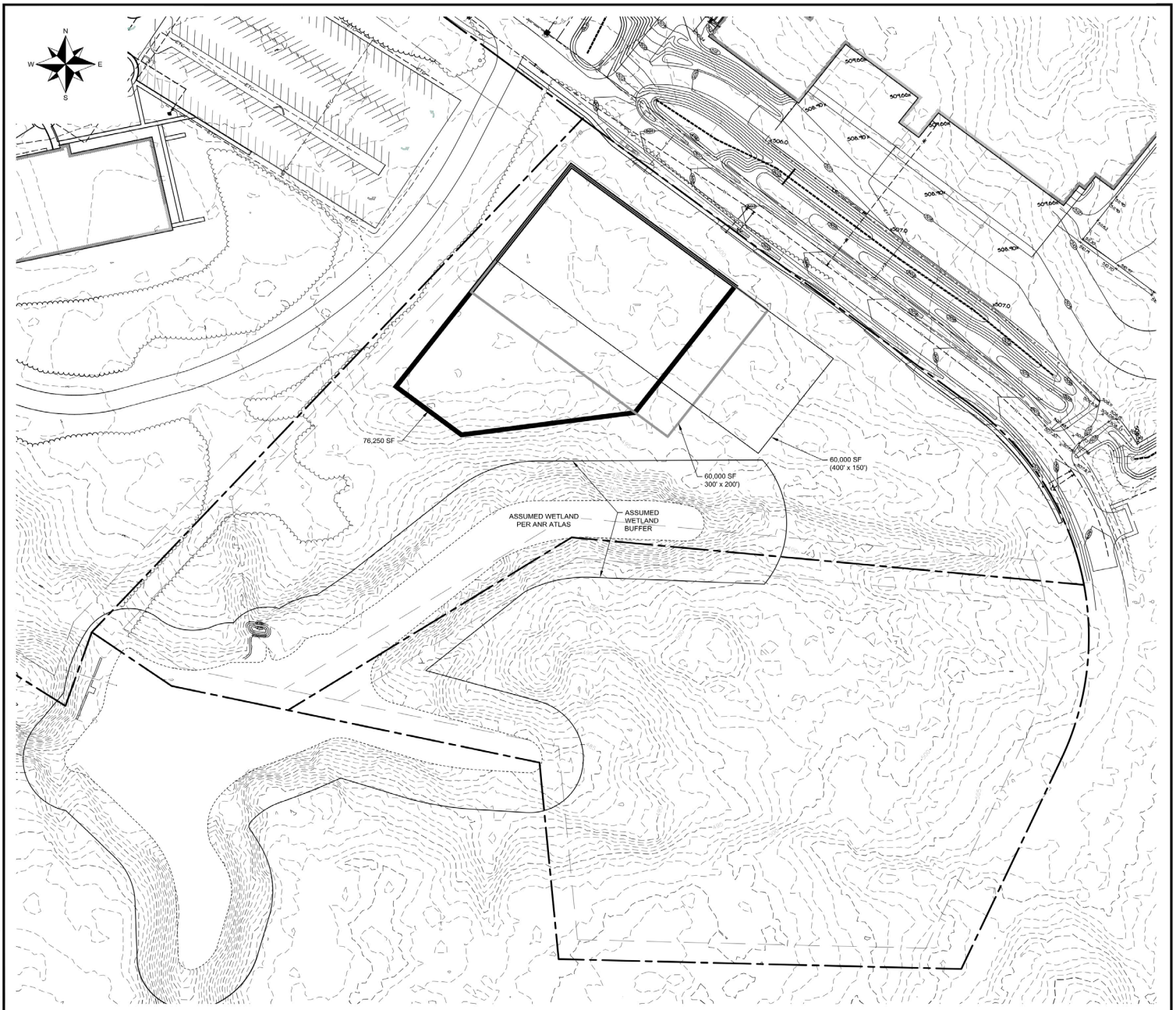
BURLINGTON, VT 05401
www.vtcommercial.com



SURVEY: OBCA DESIGN: AJA DRAWN: AJA CHECKED: PJO SCALE: 1" = 60'	☐ RECORD DRAWING ☐ PRELIMINARY ☐ FINAL ■ SKETCH/CONCEPT O'LEARY-BURKE CIVIL ASSOCIATES, PLC 13 CORPORATE DRIVE ESSEX JUNCTION, VT 05452 PHONE: 802-878-9990 FAX: 802-878-9989 E-MAIL: obca@olearyburke.com	THOMPSON DRIVE ESSEX, VERMONT SITE PLAN 'C'	DATE: 9/16/19 JOB #: 2014-67 FILE: 19 THOMPSON SHEET #: 1C

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