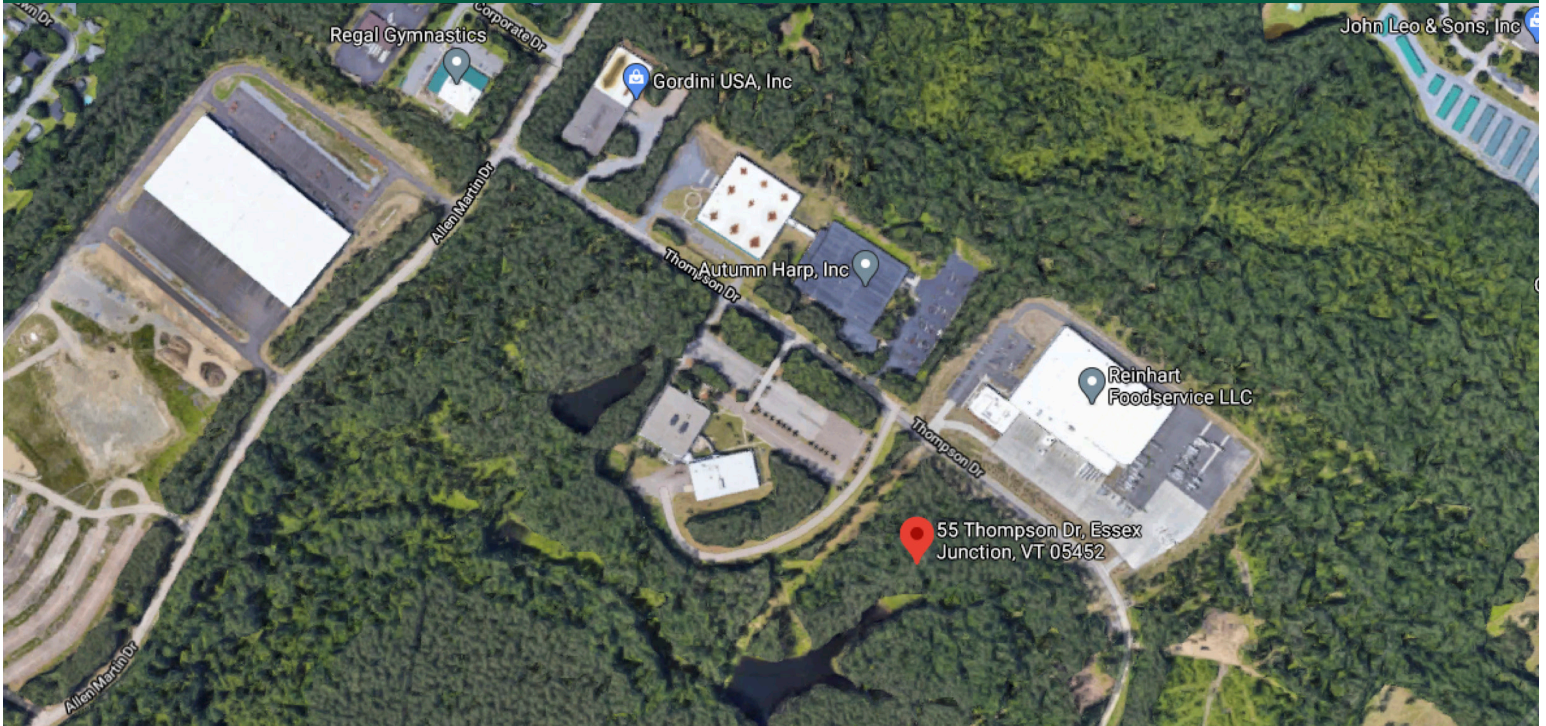


# BUILD TO SUIT OPPORTUNITY

## NEW INDUSTRIAL/COMMERCIAL BUILDING

55 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:**

55 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.



For more information, please contact:

JOHN BEAL

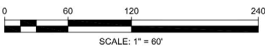
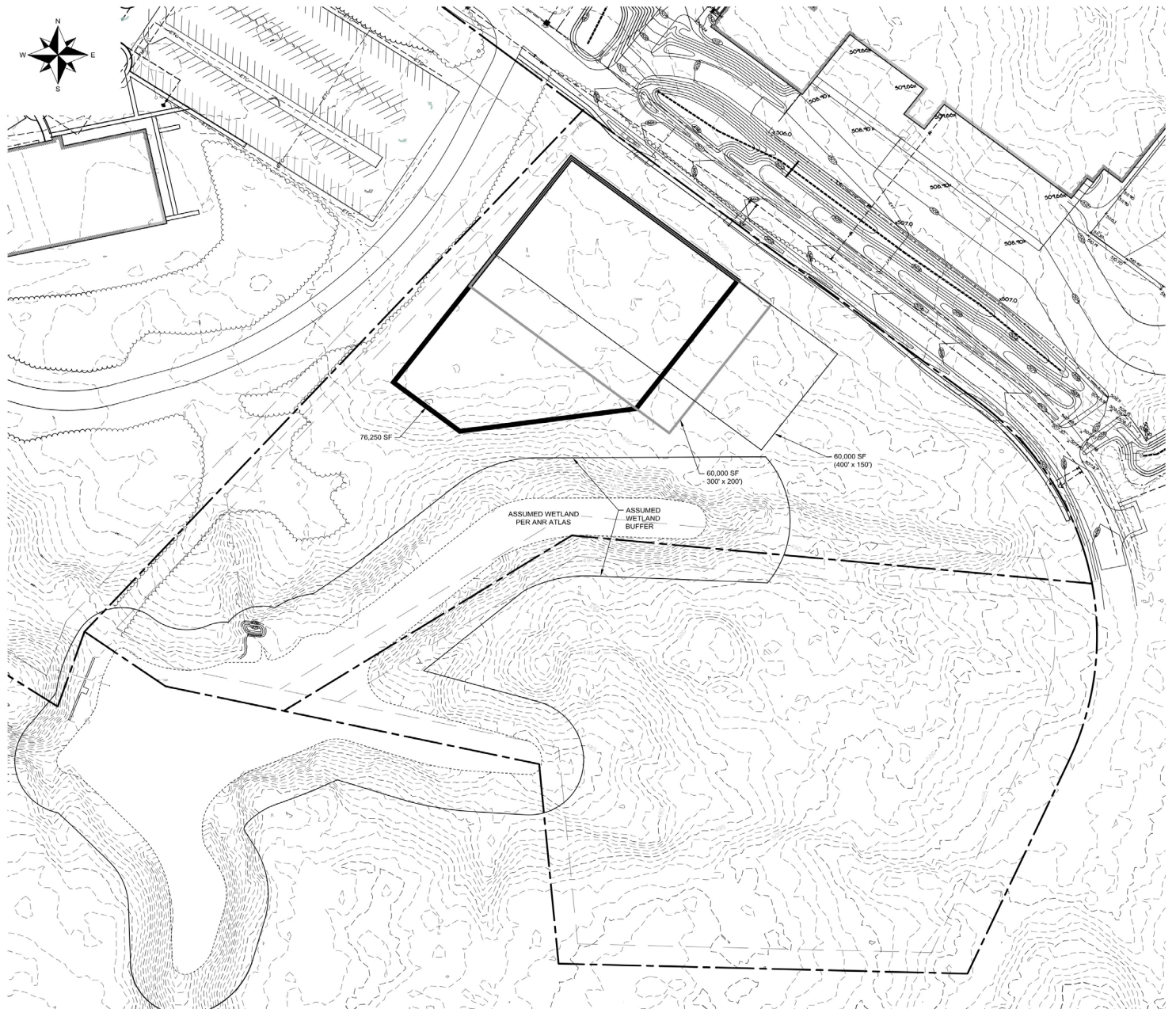
802-598-1168

[jb@vtcommercial.com](mailto:jb@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)



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CURVEY	<input type="checkbox"/> RECORD DRAWING	<input type="checkbox"/> PRELIMINARY
OBCA	<input type="checkbox"/> FINAL	<input type="checkbox"/> SKETCH/CONCEPT
DRAWN	O'LEARY-BURKE	
BY	CIVIL ASSOCIATES, PLC	
DATE	13 CORPORATE DRIVE	
	ESSEX JUNCTION, VT 05402	
	PHONE: 802-878-9999	
	FAX: 802-878-9989	
	E-MAIL: obca@olearyburke.com	

**THOMPSON DRIVE**  
ESSEX, VERMONT

**SITE PLAN 'C'**

DATE: 8/16/19  
PROJECT: 2014-67  
SHEET: 19 THOMPSON  
SHEET: 1C

