

FOR LEASE

INCREDIBLE GRANITE SHED FLEX SPACE

43 Granite Shed Lane, Montpelier, VT



This stunning space was recently renovated and is ready for a new tenant to take advantage of the beautiful former granite shed interior. The developer was sure to leave the important look and feel of the building's structure. As a close neighbor to Caledonia Spirits, this space lends itself to a brewery or other food manufacturer that would be interested in tourist traffic already visiting the street. The slab has yet to be poured with expectations of sub-slab drainage and/or electrical requirements. Close to the bike path. Minutes to downtown Montpelier. Easy access to Interstate 89. Please contact us today for a tour of this space.

SIZE:

14,700 +/- SF

USE:

Office/Flex

PRICE:

\$15/SF NNN (NNN Estimated at \$4.00/SF)

AVAILABLE:

Immediately

PARKING:

Ample On Site

LOCATION:

43 Granite Shed Lane, Montpelier

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 A. BEAL

802-864-2000

jb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

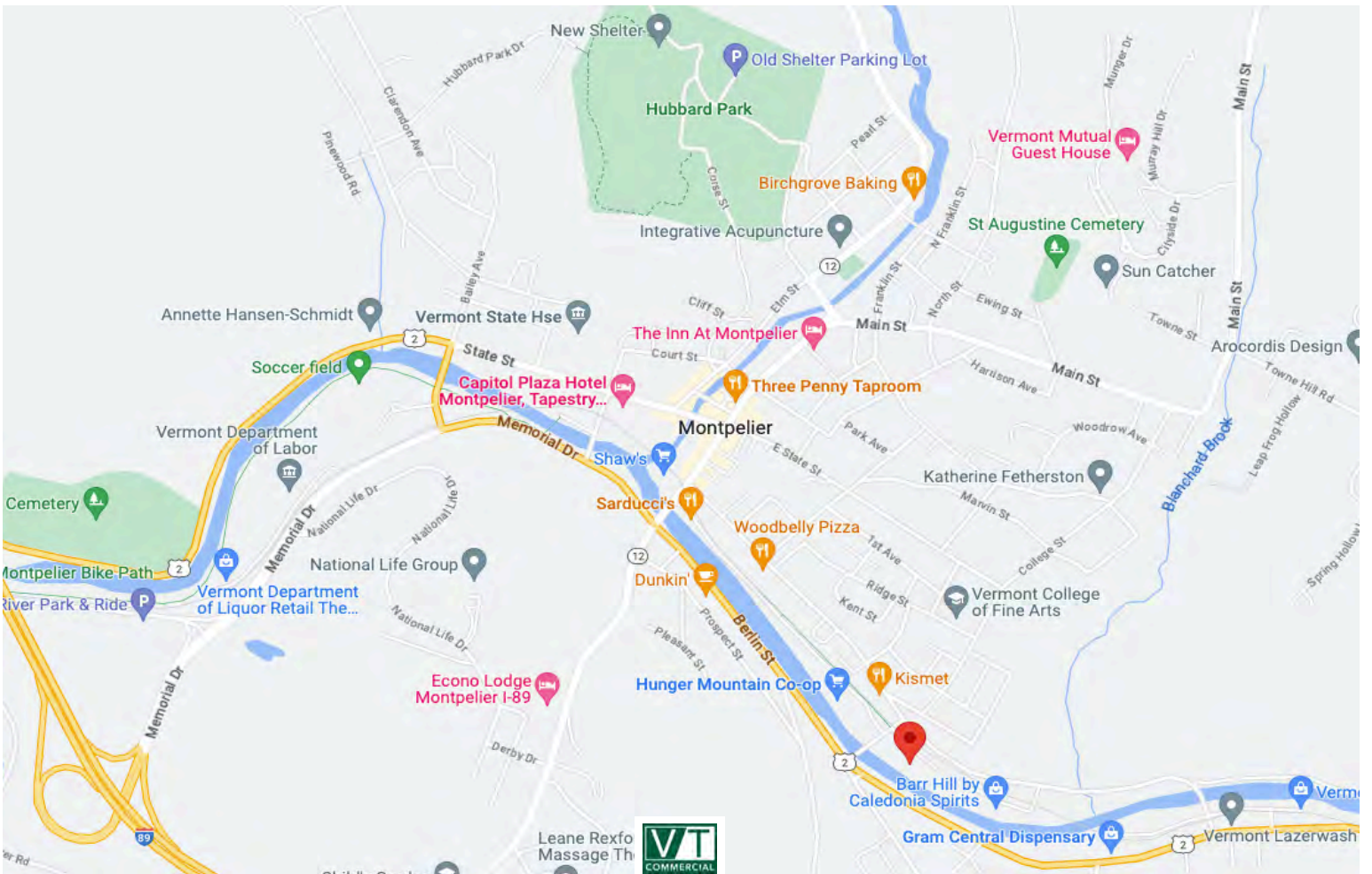
BURLINGTON, VT 05401

www.vtcommercial.com



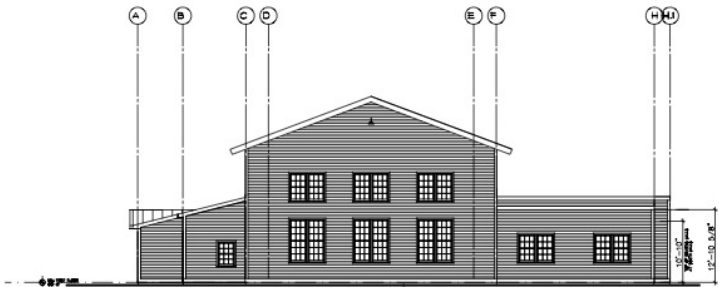




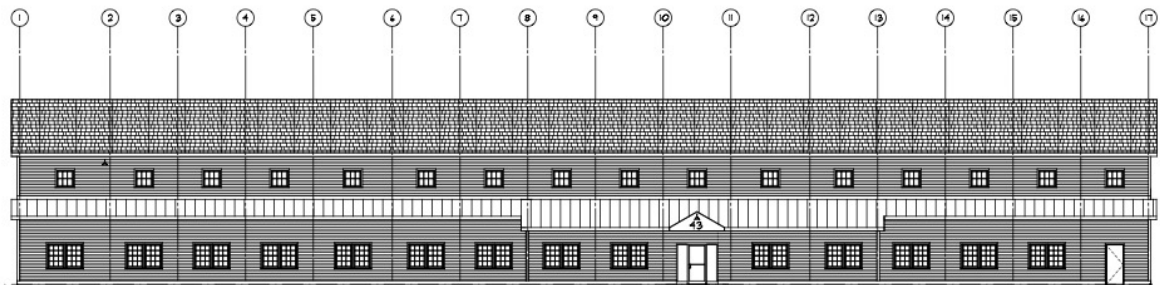


CONNOR CONTRACTING, INC.
 1100 U.S. Route 2
 Barre, Vermont 05840
 Tel: (802) 233-3843
 Fax: (802) 233-3888
 barre@connorcontractinginc.com

278 South High Street, Suite #3
 St. Albans, Vermont 05478
 Tel: (802) 527-1949
 Fax: (802) 527-1919
 stalbans@connorcontractinginc.com



WEST ELEVATION
 NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.



NORTH ELEVATION
 NOTE: ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED.

SCALE (IN FEET)
 0 5 10 15 20 25

REVISIONS

DATE	

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PRELIMINARY DRAWINGS
 PROJECT TITLE

SCHEMATIC NOT FOR CONSTRUCTION
 NOV. 17, 2021

43 GRANITE SHED LANE
 MONTPELIER, VT

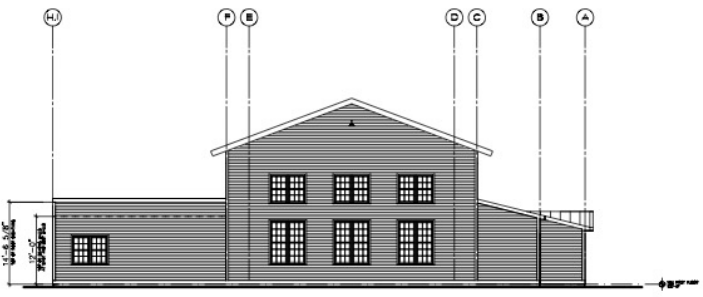
DRAWING TITLE
PROPOSED ELEVATIONS

DATE	SCALE
SEPT. 17, 2021	1/8" = 1'-0"
DRAWN BY	CHECKED BY
PROJ. NO.	FILE NAME
REV. NO.	FILE NAME
DRAWING NUMBER	

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REVISIONS

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