



2 Pine St, Rutland VT

Property Description

Located behind the Rutland Plaza Shopping Center in downtown Rutland with great exposure on Pine St, this property consists of 3 separate but connected buildings totaling 33,987 SF with the original building constructed around 1900, and additions in 1950's-1960's. The original structure is a 3-story 50' x 150' wood frame building on a marble block foundation totaling 23,070 SF. Complete with 1 loading dock and housing manufacturing and retail on the main level, with additional office and storage space on the top two floors. The building has a freight elevator with access to all of the floors (and basement), 3-phase power, and is fully sprinklered. Building #2 totals 7,935 SF and is constructed with steel siding and rubber membrane roof, an interior loading dock, and is currently used for cold storage. Building #3, built in the 1950's-1960's as well, is a steel frame building with poured concrete slab foundation, and totals 2,850 SF. This building has a overhead door in both the front and the rear of the building, and is currently used for cold storage. Lots of onsite parking with incredible redevelopment potential, call Ross or Duncan with questions or to arrange a tour.

Quick Summary

Price	\$325,000
Type:	Industrial, Investment, Office, Retail
Status:	Off Market
Size:	33,987 sq ft

Map

Contact



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