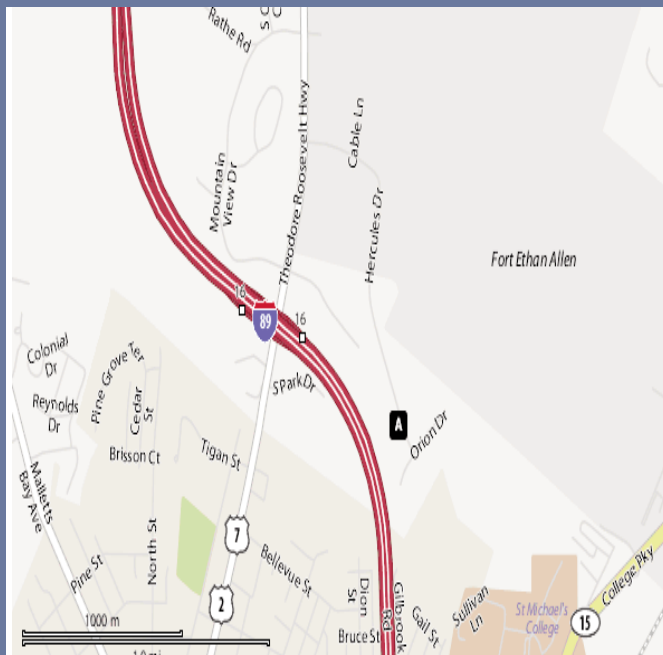


HERCULES DRIVE

Colchester, Vermont

FOR LEASE



Location:

856 Hercules Drive, Colchester

Size & Price:

Suite 20 - 5,912 SF \$3,950/Mo NNN

NNN's currently \$1.21/SF

Features:

Brand new 18,315 sq ft Butler steel building with R30 rubber membrane roof, split face block front, glass front entries and skylights. Located near Costco, across from Coca-Cola on 1.42 acres with 43 newly paved parking spaces. Dual voltage 3 phase power, natural gas heat, municipal water & sewer, all suites separately metered. Multi-tenant building, can be divided into five individual suites. Great curb appeal.

Suite 20 – 5,912 sq ft with 18' high bays, 10 x 10 drive in door and access to loading dock door, with toilet facilities. 200 amp dual voltage 3-phase power.

POMERLEAU
REAL ESTATE



FOR MORE INFORMATION CONTACT
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