

HERCULES DRIVE

COLCHESTER, VERMONT

FOR LEASE



LOCATION:

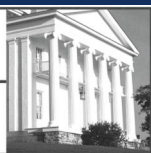
948 Hercules Drive, Colchester

BUILDING FEATURES:

Building located on a 3 acre site with 46 newly paved parking spaces just beyond Costco, 1/2 mile from I 89 Exit 16 with close proximity to Burlington, South Burlington, Winooski and more, good truck access, natural gas heat, 3 phase power, municipal water & sewer, all suites separately metered.

Available spaces on 2nd page...

POMERLEAU
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FOR MORE INFORMATION CONTACT

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AVAILABLE SPACES:

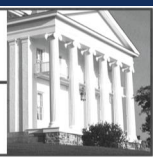
Suite 8 - 1,945+/- sqft. DANCE STUDIO! Space includes 2 offices and changing room/storage. Balance of space is open with dance floor previously installed. Space has access to common area restrooms and kitchen facilities Available soon. \$1,250/mo NNN CAM \$1.62/sf

ALSO~ The Dance floor can be removed and leased as open warehouse/manufacturing space.

Suite 011 - 2,348+/-sf 2 story Class B office space- 2 offices upstairs, with large open area, 2 offices on first floor with large open area. Space includes access to common area, kitchen area and restrooms. \$1275/mo NNN CAM \$1.66/sf.

Suite 15 - 874+/- sqft. Small open warehouse space with at-grade loading access. Space also has access to common area restrooms and kitchen facilities. Available May 1st. \$675/mo Gross. Plus Utilities.

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