

# ACORN LANE

COLCHESTER, VERMONT

FOR LEASE



#### LOCATION:

156 Acorn Lane, Colchester

#### BUILDING FEATURES:

51,356 sq ft multi-tenant building with 14 individual suites located next to Green Mountain Power on a 3.44 acre site with 65 newly paved parking spaces, approximately 1/2 mile from I 89 Exit 16 with close proximity to Burlington, South Burlington, Winooski and more. Good truck access, R-30 rubber membrane roof, natural gas heat, dual voltage 3 phase power, municipal water & sewer, all suites separately metered.

#### AVAILABLE SUITES:

**Suite 1015** - 2225+/-sf. This space is open warehouse with 18' ceiling height. Has access to shared loading dock, and common restroom. \$1200/mo NNN CAM 1.06/sf

**Suite 1035** - 3,745+/- sf. This space includes 3 offices, at-grade drive in access as well as shared access to a common loading dock area. Great space for Machine Shop, Manufacturing, Storage/warehouse etc. Available with 60 days Notice. \$2,000/mo NNN CAM \$1.06sf

**POMERLEAU**  
REAL ESTATE



FOR MORE INFORMATION CONTACT

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