

COMMERCIAL SPACE FOR LEASE

157 PEARL STREET, ROUTE 15

ESSEX JUNCTION, VERMONT



Building Information

Size: 20,872 SF

Features:

- High visibility location with 325' road frontage on Rt 15
- 14,700 ADT
- 2 Blocks from Champlain Valley Expo
 - 500,000 guests/year
- Currently leased to Champlain Valley Equipment
- Former Harley-Davidson Dealership
- Well maintained building and landscape
- Ideal location for retail, brewery, light industrial, and warehousing

Lease Rate:

\$11.00/SF NNN

Estimated CAM/Taxes:

\$4.75/SF



NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information

Rick Harrison

NAI J.L. Davis Realty

Direct: (802) 876-6924

Cell: (802) 238-5326

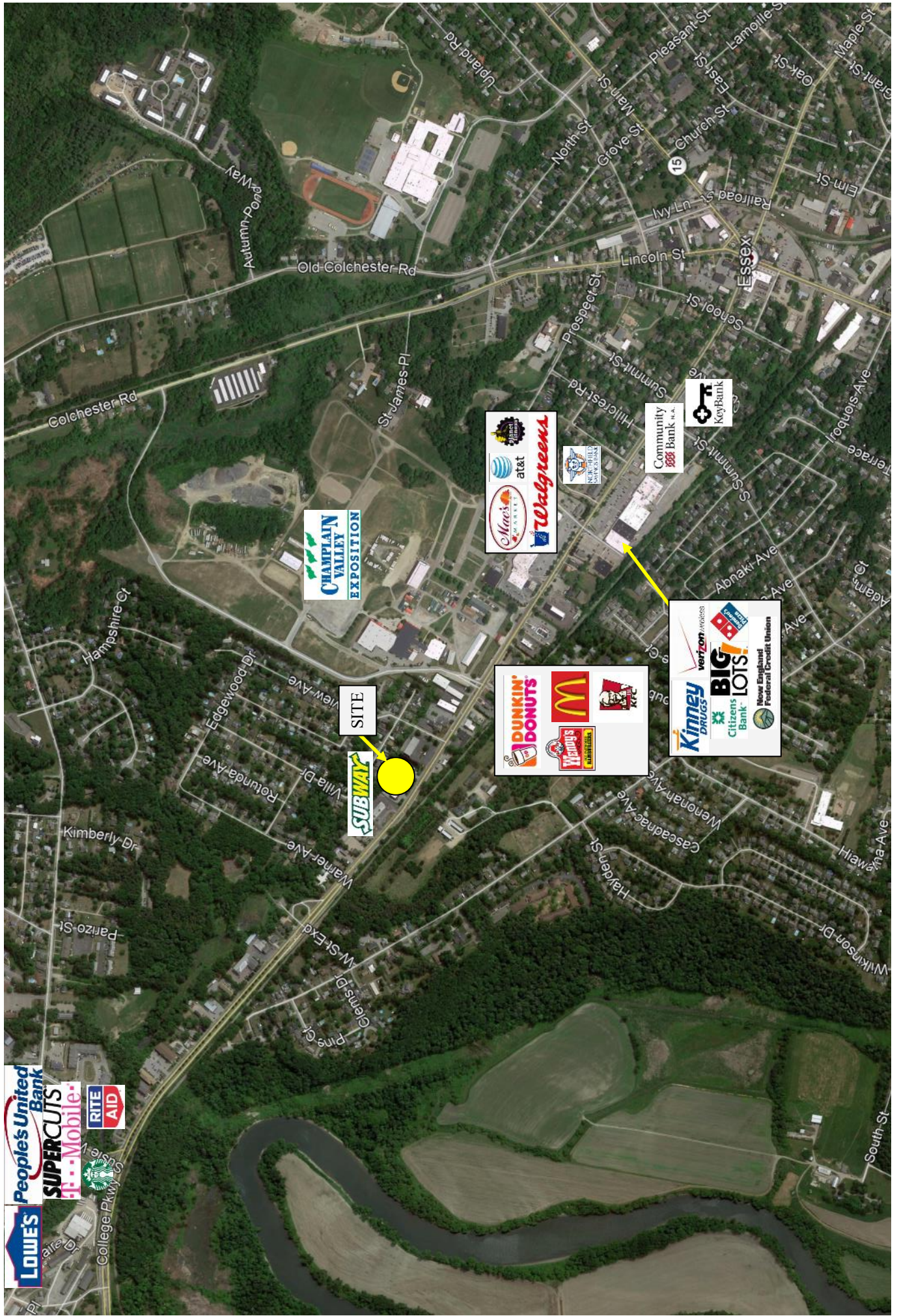
Fax: (802) 879-0553

Email: rickh@jldavisrealty.com

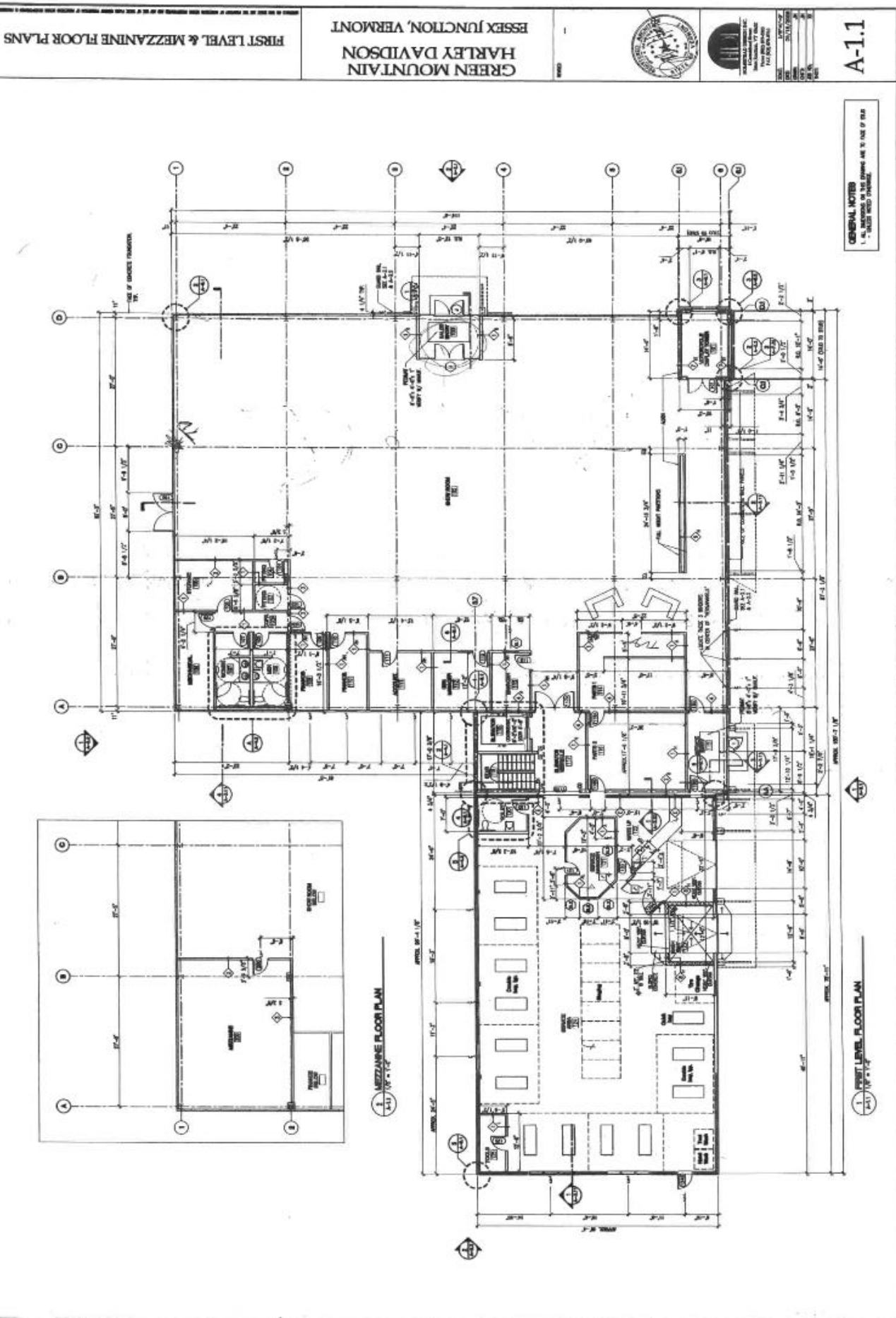
www.jldavisrealty.com



RETAIL AERIAL



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

