

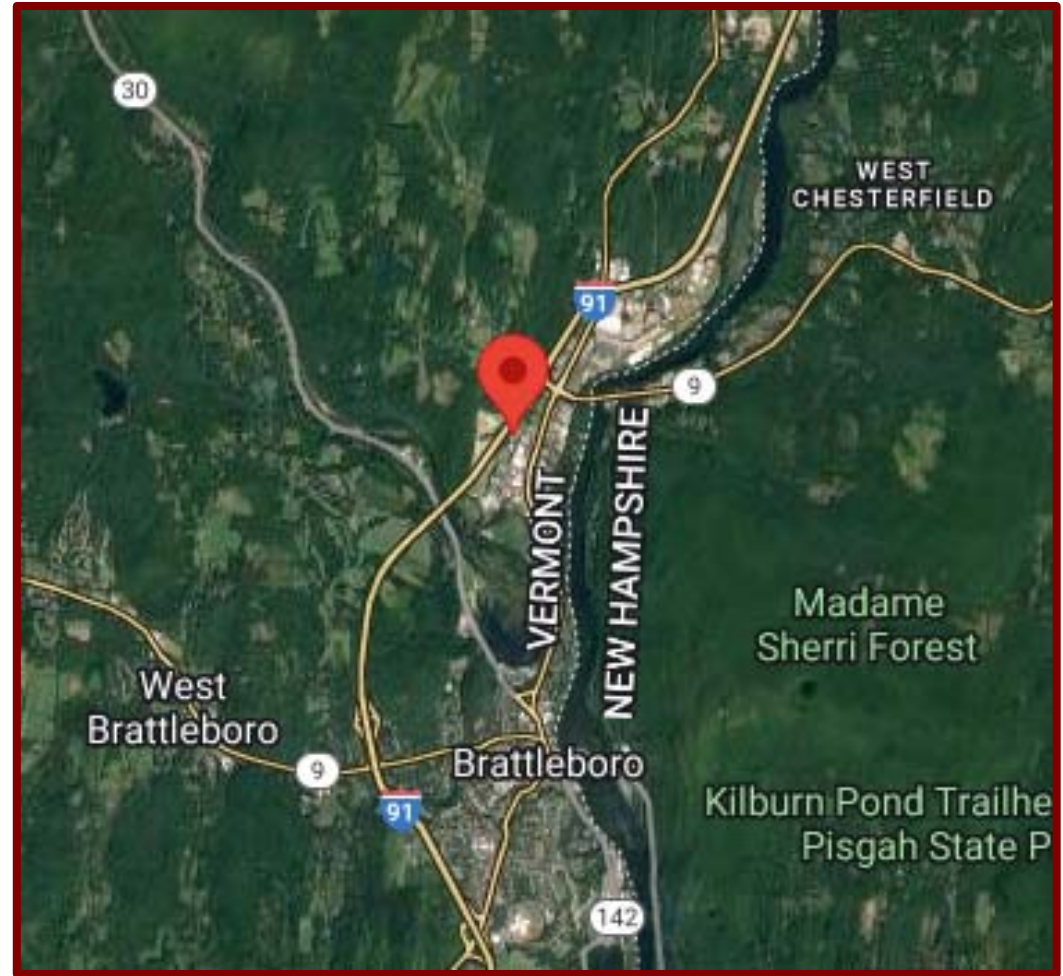


Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

For Lease

74 Black Mountain Rd
Brattleboro, VT 05301
Windham County



Joseph M. Draghi

Licensed Real Estate Broker

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Zoned Service Center

First floor private office/flex space available now in Brattleboro, VT! Approximately 300sf +/- of beautiful office space.

Ample parking on site. Located immediately adjacent to the Brattleboro Police Department. Excellent proximity to I-91, Exit 3.

Service Center Zone permits many uses including laboratory, professional services, cannabis related business and more – see adjacent chart

Figure 2-10. Service Center Use Table

PERMITTED USES	
Single-unit attached dwellings	Beverage products manufacturing
Accessory dwelling	Miscellaneous manufacturing
Triplex (3 units)	Wholesale trade establishment
Quadraplex (4 units)	Publishing
Multi-unit dwellings (5 or more units)	Information services or data processing
Retirement housing	Performance theater
Congregate living	Movie theater
Assisted living	Amphitheater
Skilled-nursing services	Indoor games facility
Bed and breakfast or inn	Sports arena
Rooming or boarding house	Exhibition, convention or conference structure
Hotel or motel	Religious facility
Shop or store, less than 25,000 sf	Government facility, office or courthouse
Open market or market shop	Other community structures
Malls or shopping centers	Fitness, sports, gym or athletic club
Fuelling station	Nature or recreational park
Automobile repair or service structures	Medical clinic building
Automobile sales establishment	Grade school
Lawn, garden or farm supply sales	College or university
Lumber yard or building material sales	Trade or specialty school
Bank	Library
Rental or leasing	Museum or exhibition hall or pavilion
Professional services	Art gallery
Veterinary services	Public safety facility
Administrative or business services	Supervision or rehabilitative services
Services to buildings or dwellings	Social assistance or charitable services
Food services (restaurant)	Child day care
Bar or drinking place	Services for the elderly and disabled
Food service contractor	Bus stop shelter
Personal services	Road passenger and transit services
Pet and animal sales or services	Truck and freight transportation services
Construction-related business	Utility structures
Light industrial	Communication antenna
Laboratory	Communication tower
Media broadcast facility or studio	Composting facility
Computer data center	Greenhouse
Warehouse or storage	Agriculture and forestry



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Approximately 300 SF



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The information contained herein was obtained from sources we consider reliable; however no representation or warranty is made to its accuracy and is submitted subject to errors, omissions, prior sales, and withdrawal from the market or change in price; or changes to the subject property's condition, layout, square footage and development plans without notice. Seller/Landlord and Broker make no representation as to the environmental condition of the property or suitability for use, and recommend Purchasers/Lessors independent investigation.



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