

FOR LEASE

FLEX BUILDING - OFFICE / R&D / LIGHT INDUSTRIAL / TECHNOLOGY

21 Gregory Drive, Suite 110, South Burlington, VT



Great South Burlington corner location close to downtown Burlington, I-89 and the airport. This flexible / office / light industrial building offers suites from 1,700 to 5,800 sf. The building offers prominent signage, ample surface parking. Ideal for R&D, Tech, or Engineering. Landlord's in house construction and design team can customize each space for individual tenant's needs. Suite 110 offers great inner courtyard views as well as exterior views, and is bright and sunny-current layout includes shower room, two bathrooms, at-grade drive-in door, three phase power, and great potential.

SIZE:

5,808 +/- SF

USE:

Office, medical, veterinary, retail, health, R&D, mfg and distribution

PRICE:

\$13.50/SF, NNN (\$5.55/SF; electricity @ \$1.19/SF)

AVAILABLE:

Immediately

PARKING:

Ample, on-site

LOCATION:

Corner of Gregory Drive & Kimball Ave.

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

YVES BRADLEY

802-363-5696

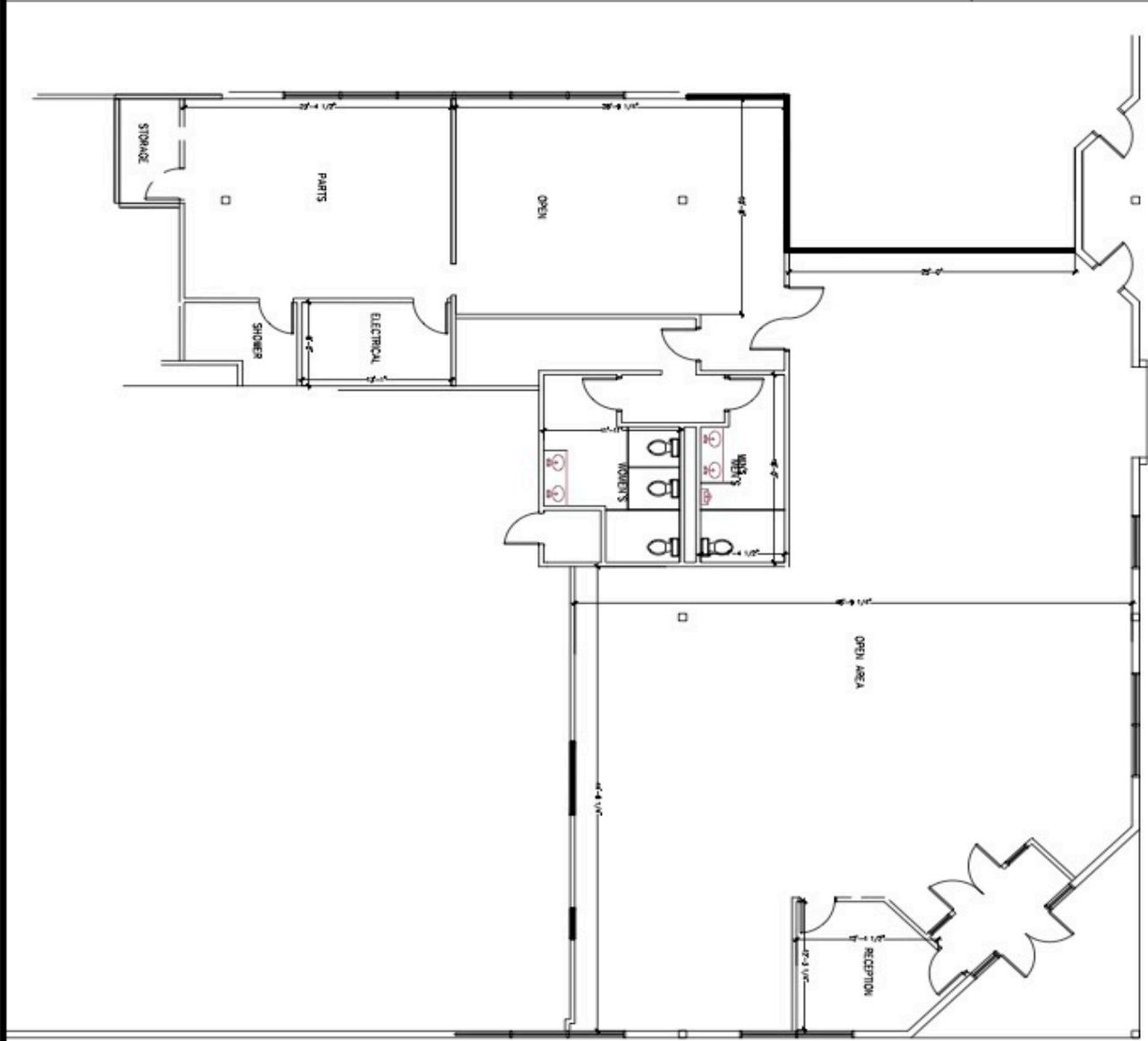
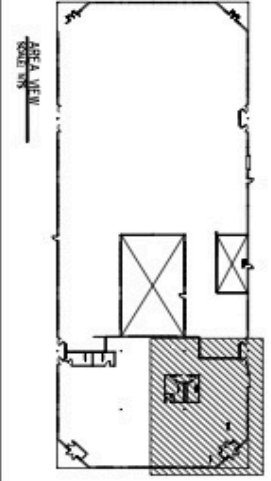
yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com





A-1	SCALE:	AS NOTED
	DATE:	1/30/2020
	PROJECT:	
	REVISED:	
REVISION 1		
REVISION 2		
REVISION 3		
REVISION 4		
REVISION 5		
REVISION 6		
REVISION 7		
REVISION 8		
REVISION 9		
REVISION 10		

PROJECT:	EXISTING CONDITIONS
LOCATION:	21 GREGORY DR. SO. BURLINGTON, VT



ICV CONSTRUCTION, INC.
 30 MAIN STREET, SUITE 401
 BURLINGTON, VT 05401

