

— NORTH CLARENDON, VERMONT

FLEX BAYS FOR LEASE

3 independent bays · NNN · August 2026 · Owner-managed

\$13.00

SF / YR NNN
+ \$3.00/SF/yr CAM est. + electric

400A 208/120V 3-PHASE	12x12 GRADE-LEVEL OH DOORS	48" DOCK DOOR · BAY 3	1 ac PAVED LOT	CI ZONING · BY-RIGHT
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AVAILABLE BAYS

<p>BAY 1 AVAILABLE</p> <p>1,650 SF RENTABLE AREA</p> <p>BASE RENT \$1,787/mo CAM \$3.00/SF/yr est. \$13.00/SF/yr NNN · 3% annual escalator · + electric submetered</p> <ul style="list-style-type: none"> 12x12 grade-level overhead door 200A 3-phase · submetered In-unit bathroom Floor drain — wet and production ready 1 / 3 / 5+ yr lease <p>AUG 2026 COMMENCEMENT</p>	<p>BAY 2 RESERVED</p> <p>1,303 SF RENTABLE AREA</p> <p>BASE RENT \$1,412/mo CAM \$3.00/SF/yr est. \$13.00/SF/yr NNN · 3% annual escalator · + electric submetered</p> <ul style="list-style-type: none"> 12x12 grade-level overhead door 200A 3-phase · submetered In-unit bathroom 1 / 3 / 5+ yr lease <p>UNDER RESERVATION</p>	<p>BAY 3 AVAILABLE</p> <p>1,750 SF LARGEST BAY</p> <p>BASE RENT \$1,895/mo CAM \$3.00/SF/yr est. \$13.00/SF/yr NNN · 3% annual escalator · + electric submetered</p> <ul style="list-style-type: none"> Two 12x12 grade-level OH doors 9x10 dock-high door · 48" · dedicated apron 200A 3-phase · submetered In-unit bathroom 1 / 3 / 5+ yr lease <p>AUG 2026 COMMENCEMENT</p>
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PROPERTY SPECIFICATIONS

BUILDING	4,703 SF · 3 independent bays
POWER	400A 208/120V 3-phase · 200A/bay submetered
GRADE-LEVEL DOORS	12x12 overhead · all bays · no ramp
DOCK DOOR (BAY 3)	9x10 OH · 48" dock-high · dedicated apron
FLOOR DRAIN	Bay 1 confirmed · wet production ready
BATHROOMS	Private in-unit · every bay
PARKING	1.0 ac paved lot
ZONING	CI · production, fabrication and contractor by right

LEASE TERMS

BASE RENT	\$13.00/SF/yr NNN
CAM (ESTIMATED)	\$3.00/SF/yr
ANNUAL ESCALATOR	3% on rent and CAM
ELECTRIC	Submetered · tenant billed at actual reads
LEASE TERMS	1, 3, or 5+ years
COMMENCEMENT	August 2026 · pre-lease open now
MANAGEMENT	Owner-managed · direct contact

SUITABLE USES

- Skilled trades and contractors
- HVAC · plumbing · electrical
- Auto tint · PPF · detailing and wrap
- Light fabrication and custom manufacturing
- Brewery and beverage production
- Food production and catering
- Creative and production studios
- Fitness and training facilities
- Landscaping and outdoor services
- E-commerce fulfillment and light assembly
- Motorcycle and specialty vehicle
- Auto repair and body work excluded

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OWNER-MANAGED · DIRECT CONTACT
SAME-DAY RESPONSE · TOURS MON-SAT
SIGN ONLINE VIA DOCUSIGN

4%

BROKER CO-OPERATION
PAID AT LEASE EXECUTION