

# FOR SUBLEASE

## INDUSTRIAL & SHOWROOM SPACE

14 Berard Drive, South Burlington, Vermont



This is a tremendous opportunity to lease up to 27,500 square feet of a mixture of warehouse/industrial, distribution, office & showroom space in a great South Burlington location. The property has three distinct warehouse spaces with a mixture of overhead drive-in doors and loading docks. Collectively there are 3 drive-in doors, 5 loading docks, and 7 service doors. Industrial space clearance ranges from 18.5' to 20'. Showroom spaces vary in size and clearance. Office space consists of both ground floor offices, and second floor conference room and executive offices. Multiple restrooms are throughout the property. Access and exposure are outstanding and include 3 curb cuts. Current lease expires on November 30, 2029 but can be extended. Call us today for a tour of this unique property!

**SIZE:**

27,500 +/- SF on 3.2 +/- acres

**USE:**

Mixed industrial and commercial

**PRICE:**

\$8.00/SF NNN (est. \$2.50/sf plus utilities)

**AVAILABLE:**

Immediately

**PARKING:**

Ample on-site

**LOCATION:**

14 Berard Drive, South Burlington

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:

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