

Bright & Flexible Warehouse for Lease

34 River Road, Essex, Vermont



FOR LEASE: ESSEX WAREHOUSE IN EXCELLENT CONDITION

SIZE: 56,580+/- SF

RENT : \$12.00/SF NNN \$2.67

Premium industrial property available in Essex! Formerly the home of Twincraft Skincare, this exceptionally maintained facility offers over 56,000 SF of warehouse and office—suitable for a wide range of uses including manufacturing, warehousing, distribution, and production.

PROPERTY FEATURES:

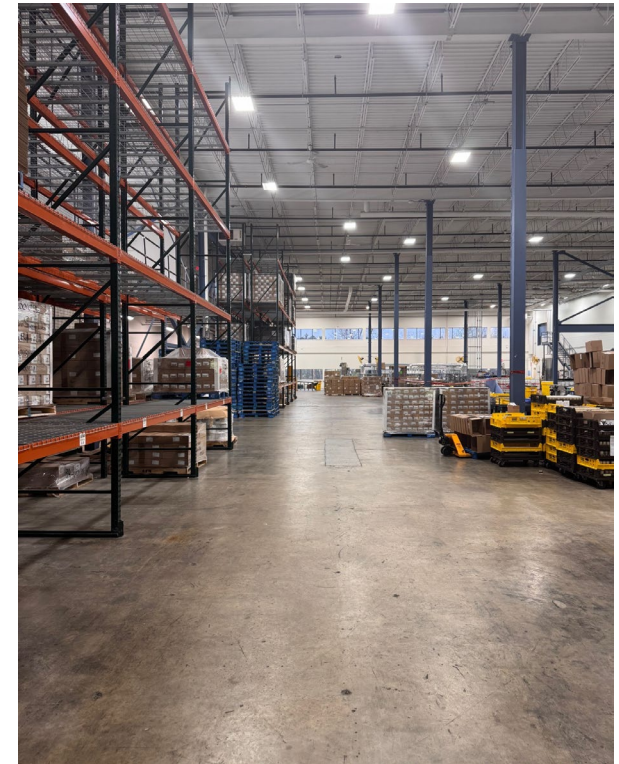
- Flexible layout with 2 covered drive-in doors and 3 loading docks
- Expansion-ready: Add up to 40,000 SF accommodate future growth.
- Rail-accessible: The New England Central Railroad main line runs at grade to the property with the potential for a rail siding—an ideal setup for logistics-heavy operations.
- Bright interior: Originally designed with 2nd floor offices, much of this has been converted to warehouse space, but original windows remain, providing natural light throughout the building.



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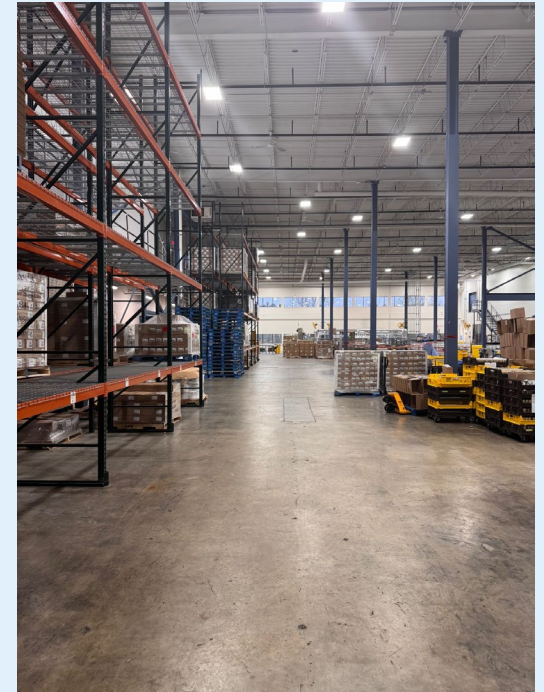
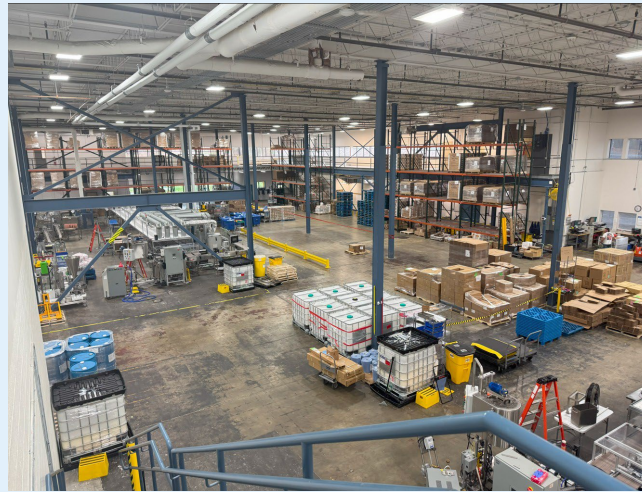
Essex, Vermont

AREA	MEASUREMENT
Office	3,775 SF
Manufacturing	52,805 SF
TOTAL SQ FT	56,580 SF
Clear Height	27' 8"
Under Mezzanine	12'
# Drive In Doors	2
# Loading Docks	3
Power	3-Phase 280/120v 4000 amps
Lot Size	14.7 acres Ample Parking!



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