

# Catamount Industrial Park

115 Catamount Drive, Catamount Industrial Park, Milton VT



**SIZE:** 28,000 +/- SF

**RENT :** \$10.50 psf NNN

Availability in Milton's finest Industrial Park

## PROPERTY FEATURES:

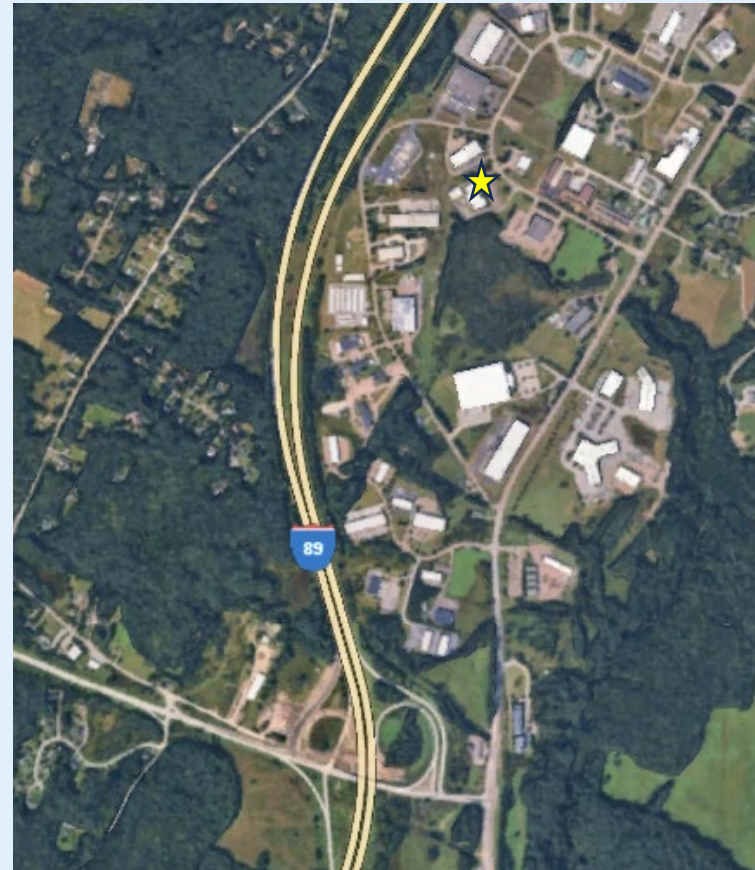
- Conveniently located off I-89, Exit 17
- 28,000 SF building on 6.6 acres
- Currently configured as
  - Class A offices/labs
  - Production/ flex space area
- Building features 2 loading docks and a drive-in door
- 50+ parking spots
- Building expansion opportunities
- Flexible Lease terms available



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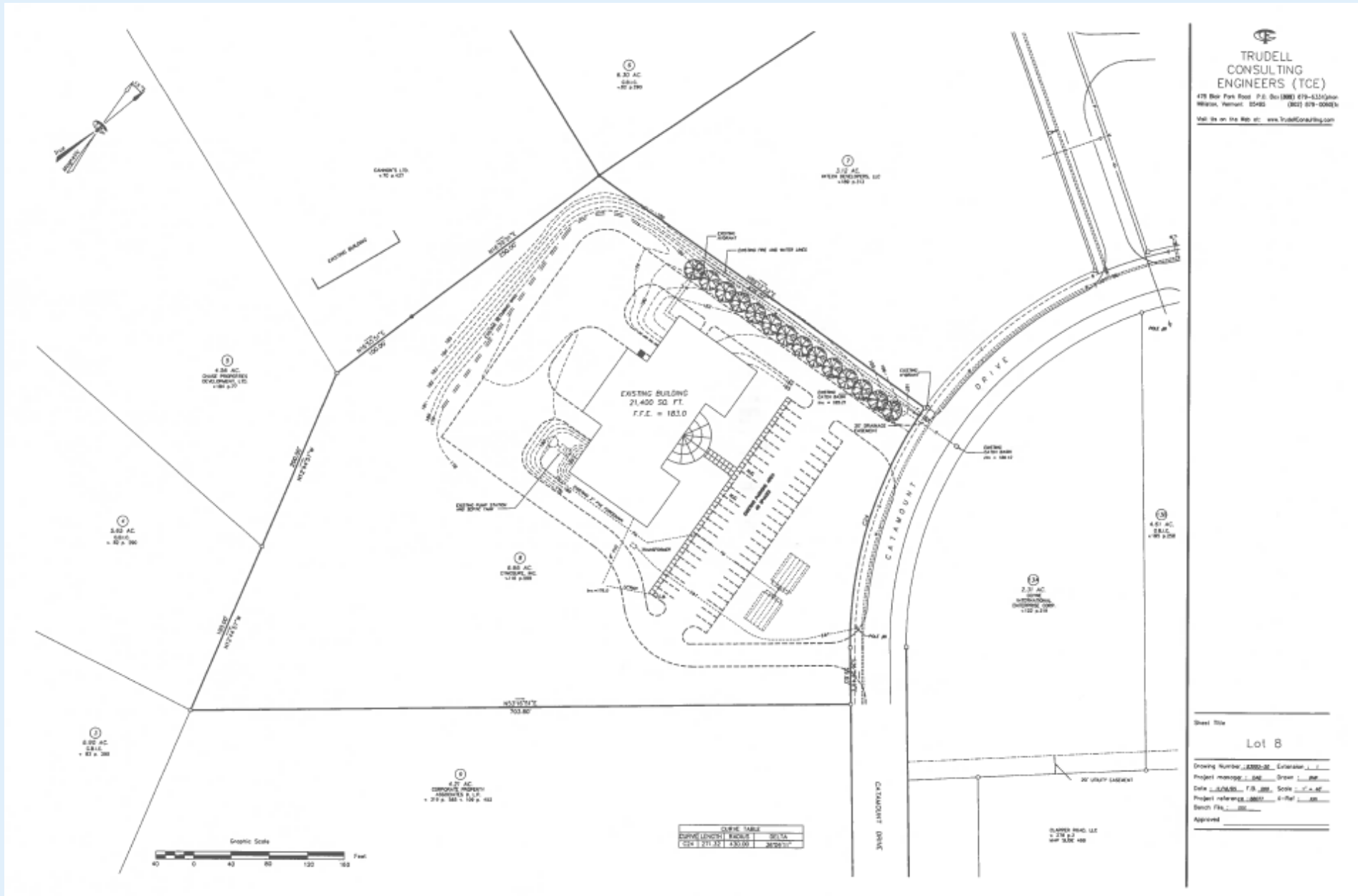
## 115 Catamount Dr, Milton

Acres	6.6
Square Footage	28,150 SF
Date Constructed	1989 / 2004 / 2007
Act 250 Permit	4C0550 – 9 (original)
Services / Infrastructure	Municipal water & sewer Heat: VT Gas Electric: Green Mountain Power



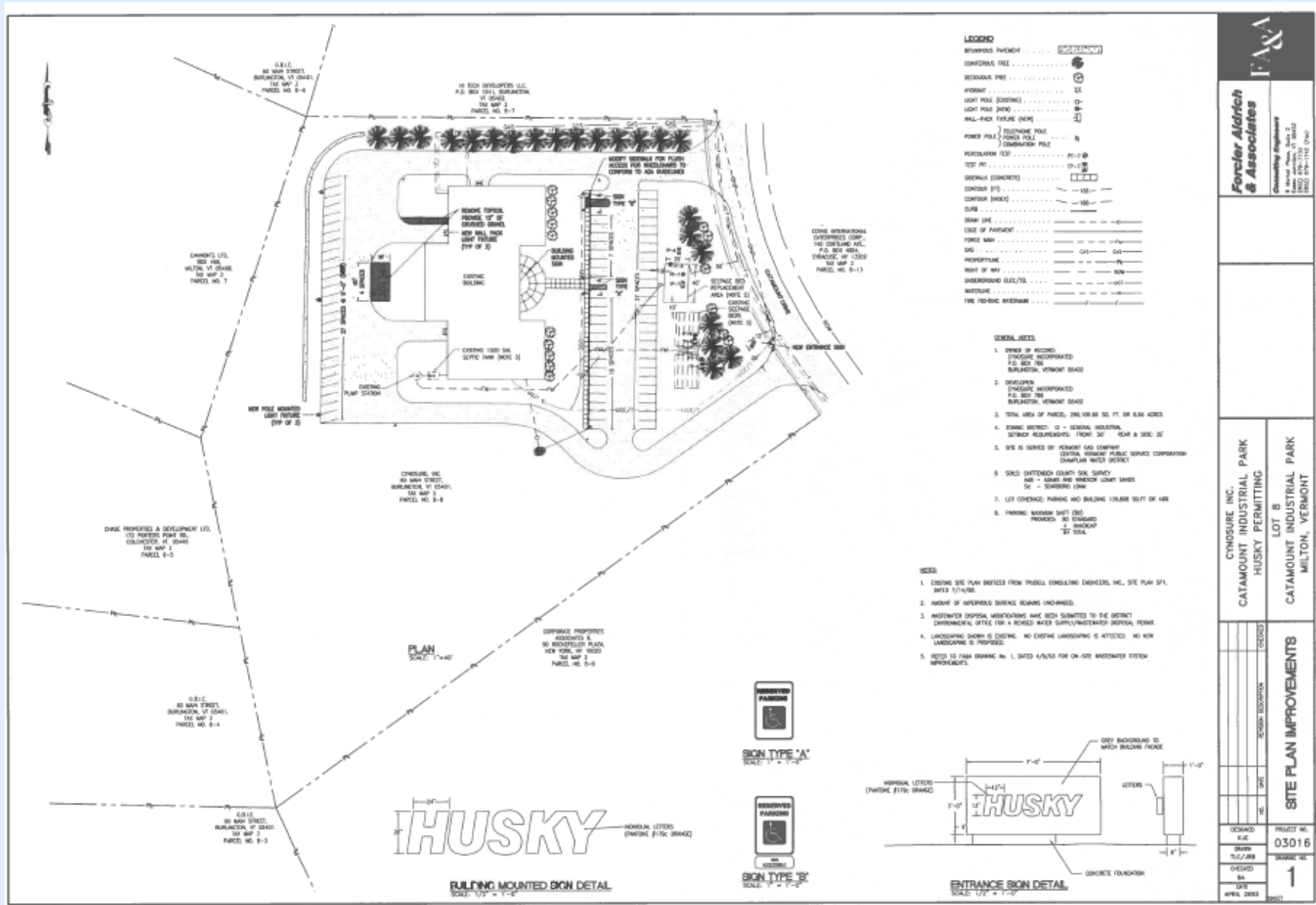
# Site Plan

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# Site Plan (2)

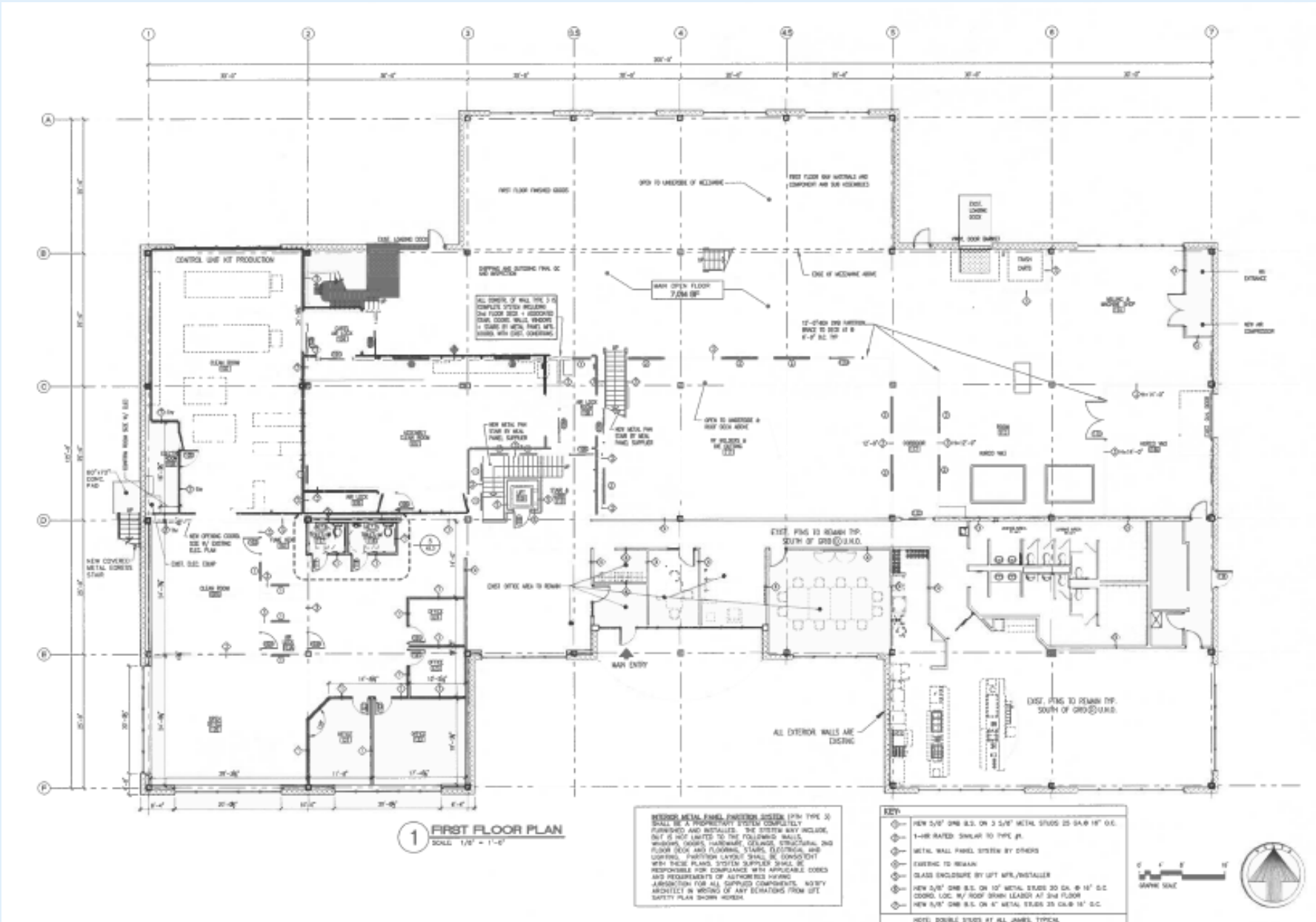
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<b>Forcier Aldrich &amp; Associates</b> <small>Consulting Engineers</small> 8 South Main, 3rd Fl., MILTON, VT 05475 (802) 894-1116 (Fax)	
CINDYDURE INC. CATAMOUNT INDUSTRIAL PARK HUSKY PERMITTING	LOT B CATAMOUNT INDUSTRIAL PARK MILTON, VERMONT
<b>SITE PLAN IMPROVEMENTS</b>	
DESIGNED BY: [Signature] DATE: 1/14/06	PROJECT NO.: 03016 SCALE: 1" = 1'-0" DATE: APRIL 2003

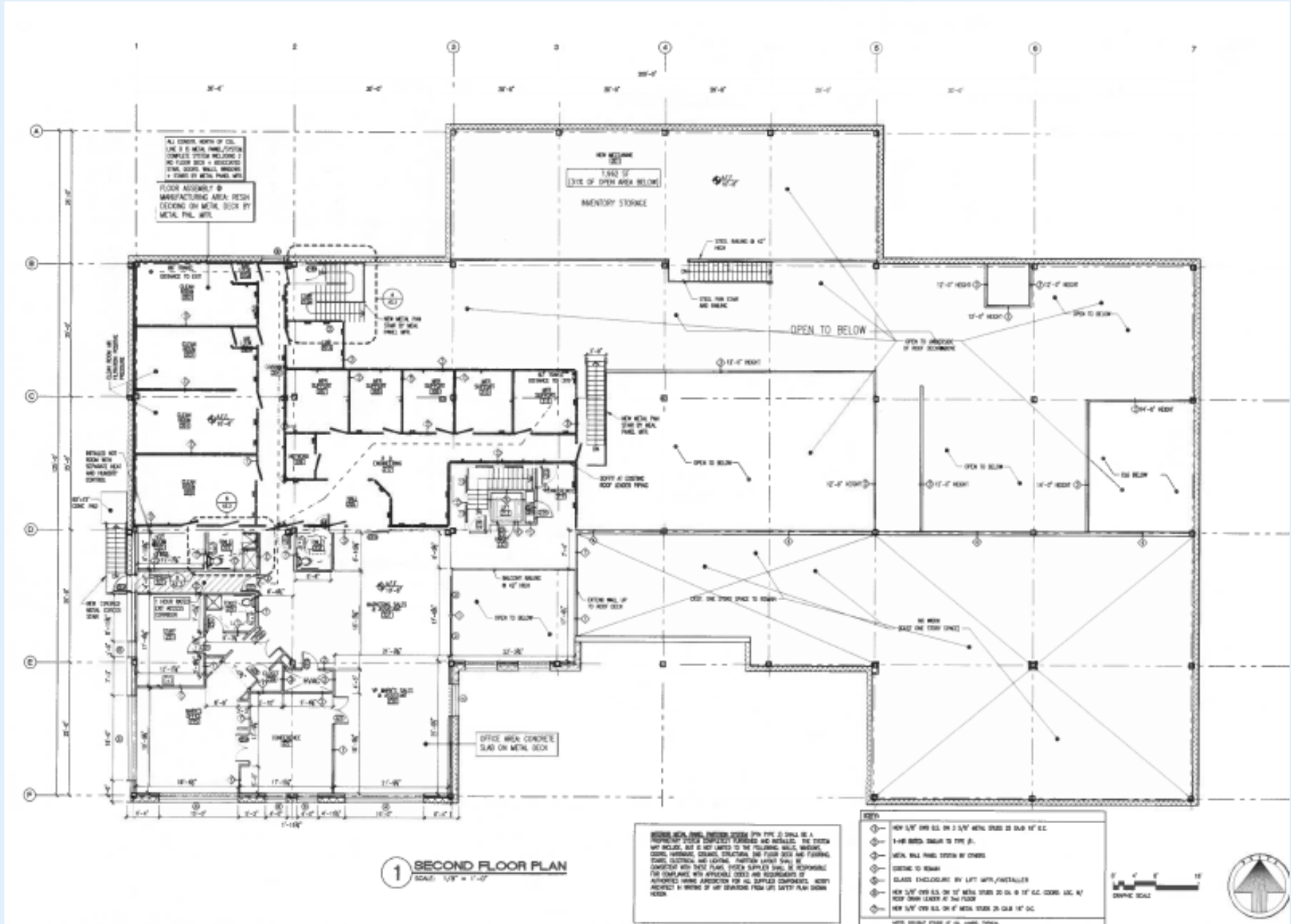
# Floor Plan: First Floor

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# Floor Plan: Second Floor

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# Possible Expansion Area

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