

# INDUTRIAL PROPERTY FOR LEASE

## 67 KATHAN MEADOWS ROAD

### DUMMERSTON, VT



Boundary Lines Are Approximate

## Property Summary

115,000 SF Industrial Plant

- Subdividable
- Suitable for:
  - Warehouse & Distribution
  - Manufacturing & Assembly
  - Outdoor Storage
  - Vehicle repair & service in separate 4,800 SF Truck Service Building
- Lot Size: 14.50 Acres
- Industrial Zoning
- Municipal Water & Sewer
- Over 15 Loading Docks



# NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

## Contact Information

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# INDUTRIAL PROPERTY FOR SALE

## 67 KATHAN MEADOWS ROAD, DUMMERSTON, VT

### Property Overview:

The 115,000 SF former paper product manufacturing building sits on a 14.50 acre site. The property is conveniently located adjacent to Interstate 91, with easy access to Exit 4.



### Building Breakdown

Building Size	115,000 SF
-Manufacturing/Warehouse:	92,600 SF (Subdividable)
-Machine Shop:	9,000 SF
-Pole Barn:	11,000 SF
-Office:	2,400 SF
Structure	Concrete Block Steel Frame Roof Joists
Roof	Metal or Wood Plank Roofing with Membrane Cover
Flooring	Concrete throughout
Loading Docks/Drive-In Doors:	15
Clear Height	16' - 20'
Rail Siding	Adjacent to Building

### Building Systems

Utilities	Municipal Water & Sewer
Electrical Service:	Green Mountain Power 3-Phase, 2,000 Amp
HVAC:	Air Conditioned Office
Heat:	Propane Gas
Fire Protection:	Full Sprinkler System
Wastewater Permit:	1,500 GPD



SITE PLAN

