

INDUTRIAL PROPERTY FOR LEASE

67 KATHAN MEADOWS ROAD

DUMMERSTON, VT



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

Jeff Nick
NAI J.L. Davis Realty
Direct: (802) 876-6923
jeff@jeffnick.com
www.jldavisrealty.com



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.



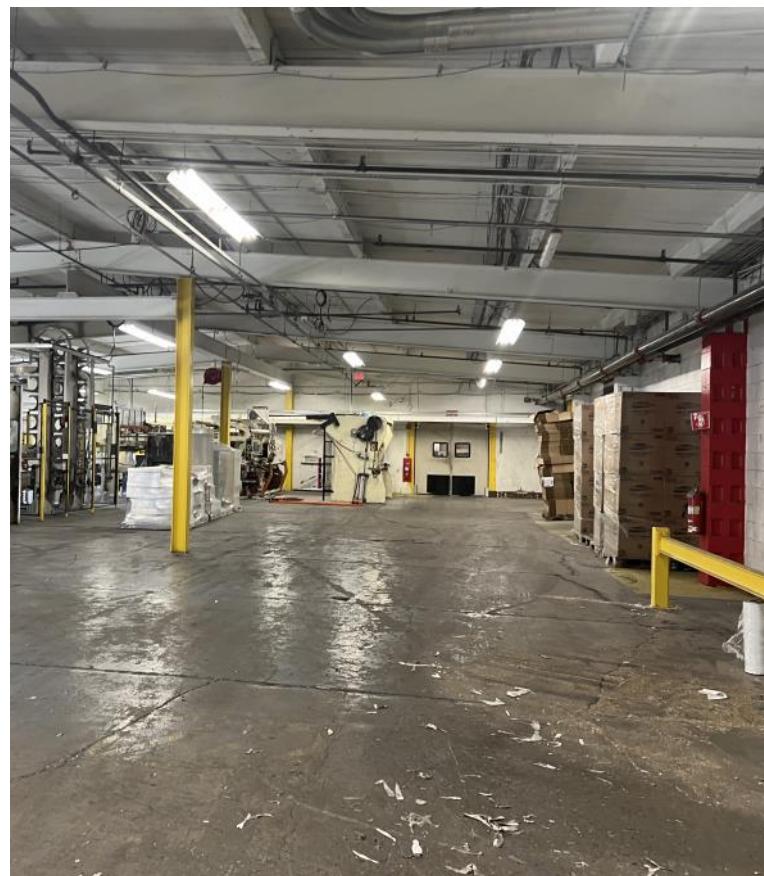
Building Breakdown

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

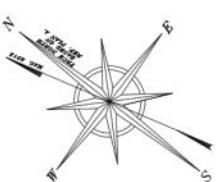


Building Systems

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



NOTE 52

CONFERENCE PLANS

GRAPHIC SCALE

103

1730 11-2014

