

FOR LEASE

FLEX BUILDING - OFFICE / R&D / LIGHT INDUSTRIAL / INCUBATOR

20 Wintersport Lane, Williston, VT



Recently renovated to meet the changes in demand for flex office / R&D / light industrial space, this energy efficient 30,000 sf conveniently located building offers innovative designs to accommodate numerous distinctive working environments. Shared common bathrooms with showers; common kitchen area: shared receiving door for large size shipments. This building is a great value providing an affordable but modernized working environment for growing companies. Ample free parking. The Landlord's In-house construction and design team can customize each space for any specific individual tenants needs.

SPACES:

Suite 100 - 2,656 rsf
Suite 150 - 1,712 rsf
Suite 155 - 3,359 rsf

AVAILABLE:

Immediately

PARKING:

On site surface

LOCATION:

Just off Industrial Ave., Williston

RATES:

Suites range from \$11.50 to \$14.50 nnn depending on the space and fit up needs.
**nnn's run approximately \$4.65 psf plus utilities.

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:

YVES BRADLEY / BILL KIENDL

802-363-5696 / 802-238-2048

yb@vtcommercial.com / bk@vtcommercial.com



208 FLYNN AVENUE, STUDIO 2i

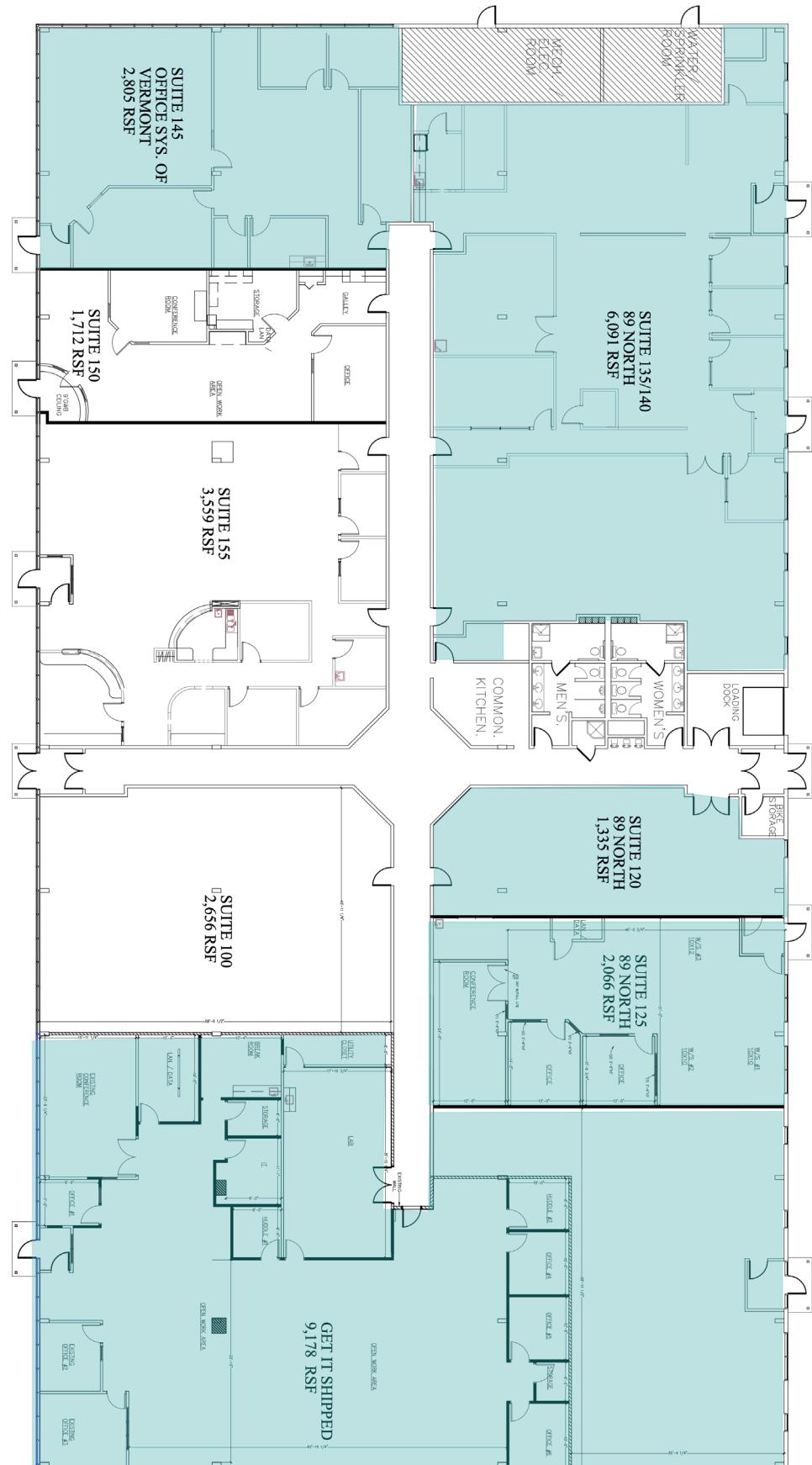
BURLINGTON, VT 05401

www.vtcommercial.com





FLOOR PLAN
SCALE: 1/8"=1'



PROIEC

EXISTING CONDITIONS

20 WINTERSPORT LN

**ICV CONSTRUCTION, INC.
30 MAIN STREET, SUITE 401
BURLINGTON, VT 05401**



AS NOTED	SCALE:
DATE:	6/22/2022
PAGE:	