



FOR LEASE

Warehouse/Distribution/Office



458 Hurricane Lane Williston, Vermont

OFFERING OVERVIEW

Available January 1, 2027

Available Space: 45,670 SF

Office—Several private well lit offices , open flex space, private baths, kitchen, and showroom.

Warehouse—Large open warehouse 22' clear, two loading docks, one drive in door.

Lease Rates: \$9.50/SF NNN + Utilities

Electrical: 3 Phase | 600 Amp

Comments: Beautifully appointed corporate offices with large open warehouse space in a very accessible location. Convenient to Interstate 89 via Williston's Exit 12. Several private offices, open flex, and on site parking. Opportunity for high finish offices, warehouse at an affordable price in central Chittenden County location.



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FOR LEASE

458 HURRICANE LANE

WILLISTON VT 05495

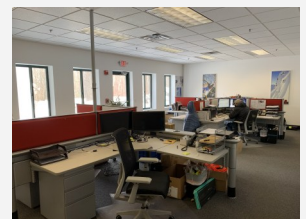
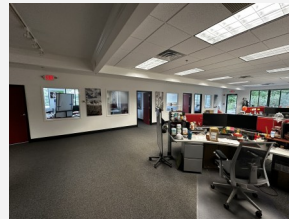
PROPERTY DESCRIPTION

BUILDING SIZE	Total Building Size: 45,670 SF Front office suite: 5,200 SF Warehouse size: 40,470 SF
LAND AREA	4.92 Acres
YEAR BUILT	1996/2000
Tax ID No.	13-086-021-000
PROPERTY TYPE	Office/Warehouse/Light Manufacturing
ZONING / PROPERTY TYPE	Gateway Zoning District South (GZDS) / Warehouse
CEILING HEIGHT	22'
PARKING	40 +/- on site.
HEAT/HVAC	HVAC in office space/12 Gas Reznor Heaters
ELECTRIC	3 phase, 600 AMP
WATER/SEWER	Municipal
LIFE SAFETY	Full Sprinkler
ROOF	Standing seam over office/Rubber Membrane over warehouse (2019)
FOUNDATION	Concrete
BUILDING MATERIALS	Steel frame, brick and sheet metal façade

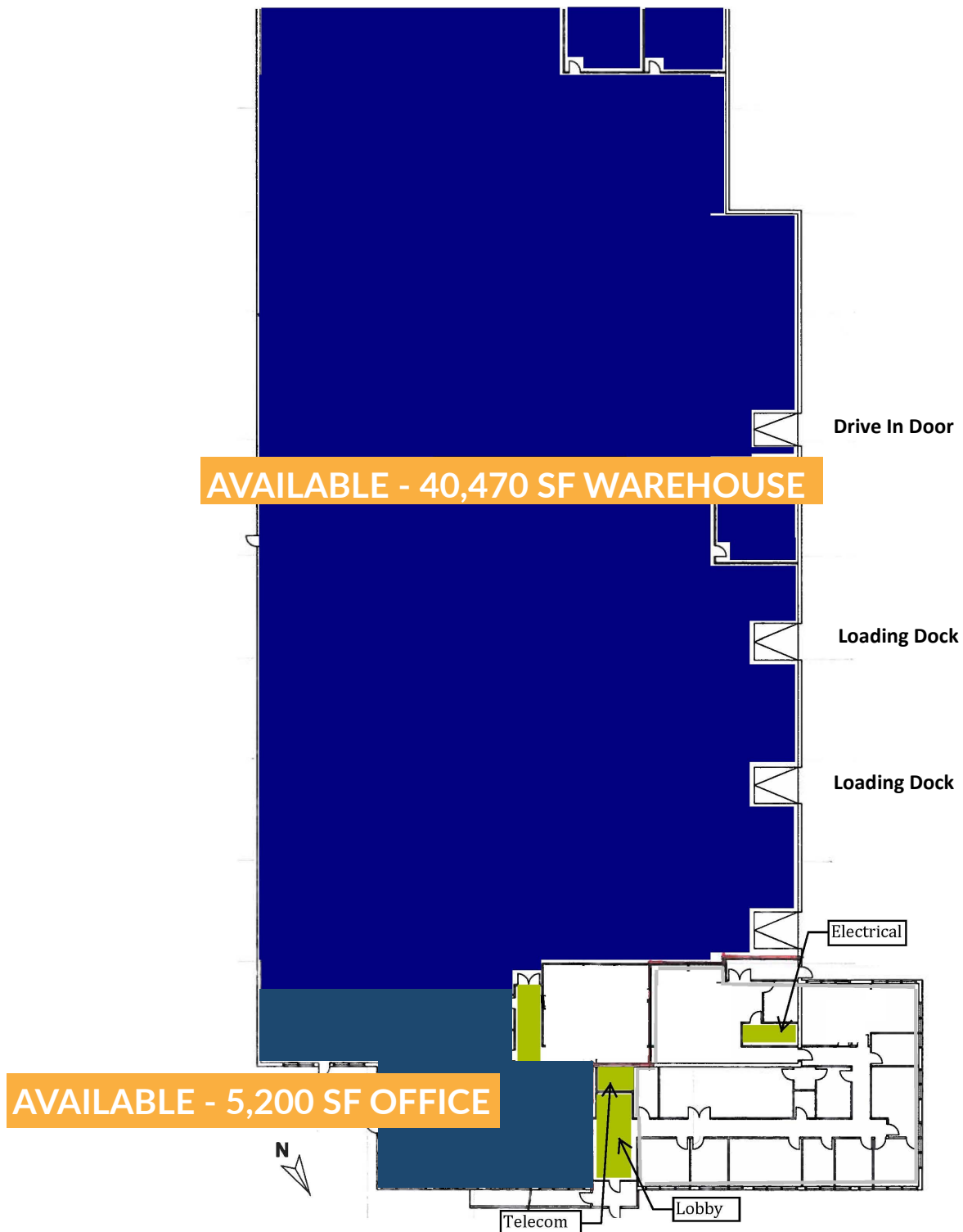
PROPERTY SUMMARY

This property contains 40,470 SF of open warehouse space with 22' high ceilings, 3 loading docks, and one overhead door. Adjoined is 5,200 SF of renovated offices, with both private and open flex work areas, kitchen, break room, and showroom.

On-site parking at front entry for office and guest parking. Extremely convenient access to I-89, and many major area businesses in the greater Chittenden County area, making this an ideal site for a regional distribution center or warehouse requirement.



BUILDING PLAN



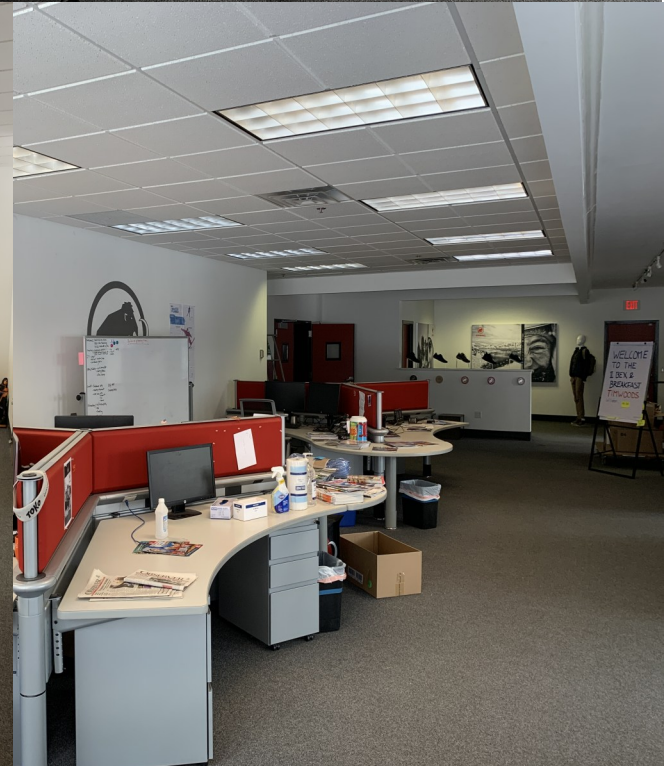
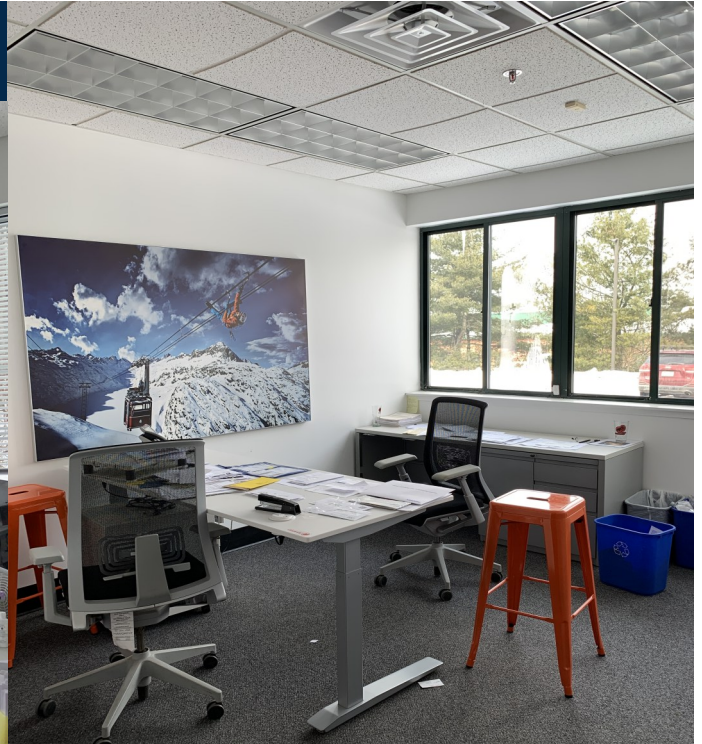


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PHOTOS—EXTERIOR



PHOTOS - INTERIOR OFFICES



PHOTOS—WAREHOUSE

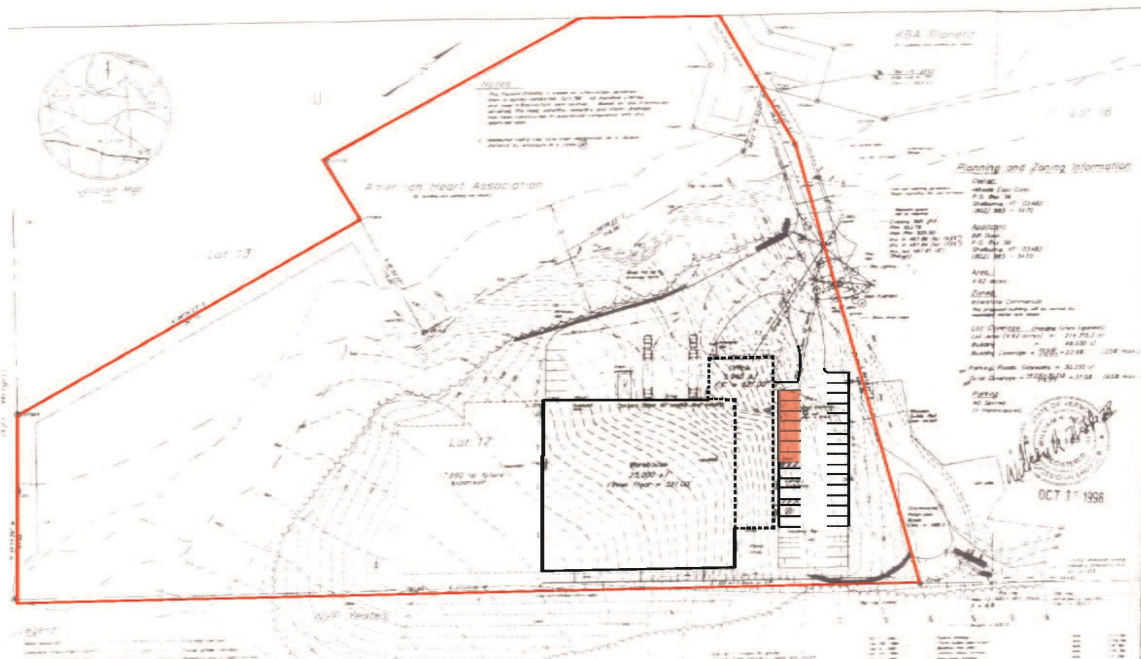




DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

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MAP/SITE PLAN



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