



DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

**FOR LEASE/
WAREHOUSE**

**Franklin Park West,
St Albans, VT 05478**



SUMMARY

Available Suites:	5,000 SF Warehouse 2,000 SF Office
Lease Price:	\$10.50/SF NNN plus utilities
Site/Parking:	Great site access from 2 entrances and complete circulation around the building. 26 permitted parking spaces and ample area for outdoor storage of trucks and materials.
Zoning:	Commercial Zone. Zoning provides flexibility for many commercial uses.

Overview:

Newly built masonry construction building. 5,000 sf of clear span warehouse and 2,000 sf of office space on 2nd floor with elevator access.

Well designed with 4 large at grade overhead doors to allow for easy access and large materials.

The building benefits from ample electrical power, gas supply, and high ceiling height. A robust 6" reinforced slab accommodates heavy loads.

The location is highly desirable with easy access to interstate I-89 via Exit 20.

CONTACT US

Donahue & Associates
(802) 862-6880
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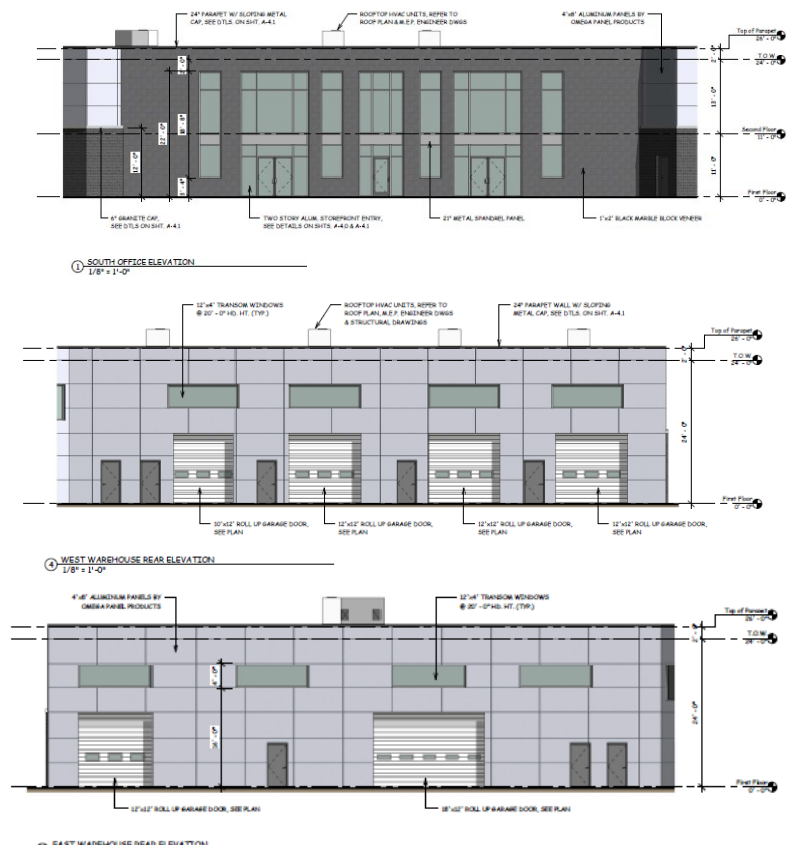
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Comments

- New energy efficient building
- 4 at grade overhead doors - 12x12, 10-12
- Clear ceiling height of 21'9"
- 3.39 acre site
- 57,500 sf of yard space
- 6" slab
- Elevator access to second floor
- Decorative masonry construction
- 12'x4' transom windows at 20' high
- 26 Parking spaces
- 3 Phase, 120/208v.
- Natural Gas
- City water & Sewer



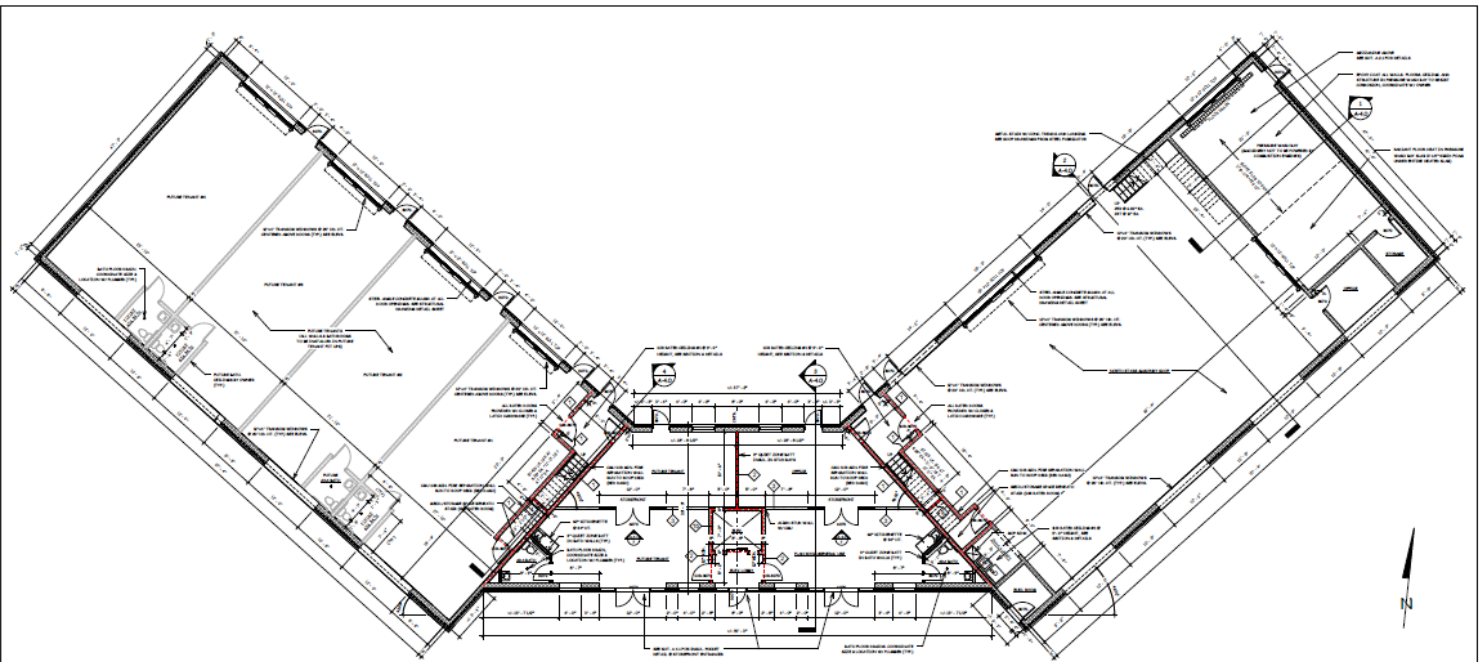


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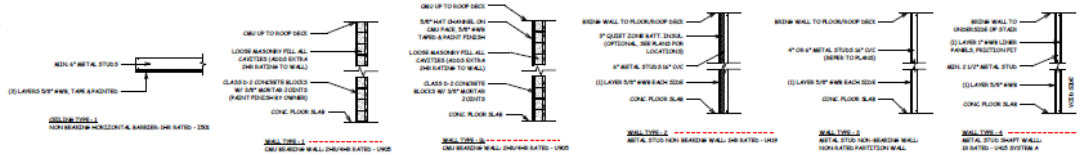
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FLOOR PLAN



1 SECOND FLOOR PLAN
USP 1-1-2P

- NOTES P
- PRECAST CONC. HEADERS ABOVE ALL INTERIOR & EXTERIOR DOORS AND WINDOWS. REFER TO STRUCT. DWGS.
- COORDINATE ALL PLUMBING FIXTURES/GRABBERS W/ M.E.P. ENGINEERS



DRAWING FOR CONSTRUCTION



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NORTH STARS MASONRY
LOT 20 FRANKLIN PARK WEST
ST. ALBANS, VERMONT

SCALE: As indicated
DATE: 10/29/2018
DRAWN BY: WJG
CHECKED BY: 64 NORTH STARS

SHEET TITLE:
GROUND FLOOR PLAN

A-2.0



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Photos



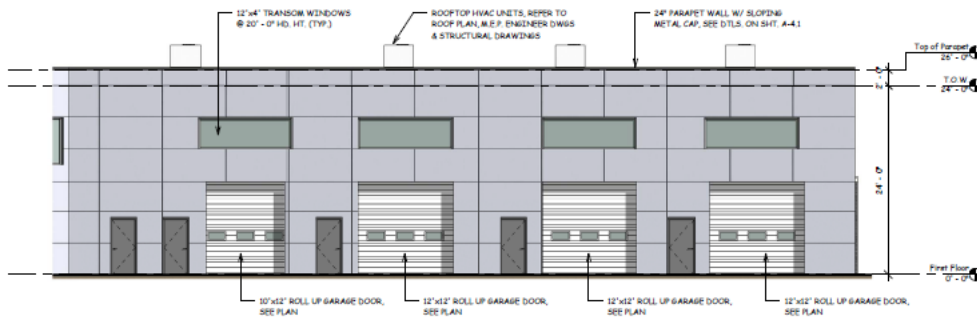


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PHOTOS



④ WEST WAREHOUSE REAR ELEVATION
1/8" = 1'-0"

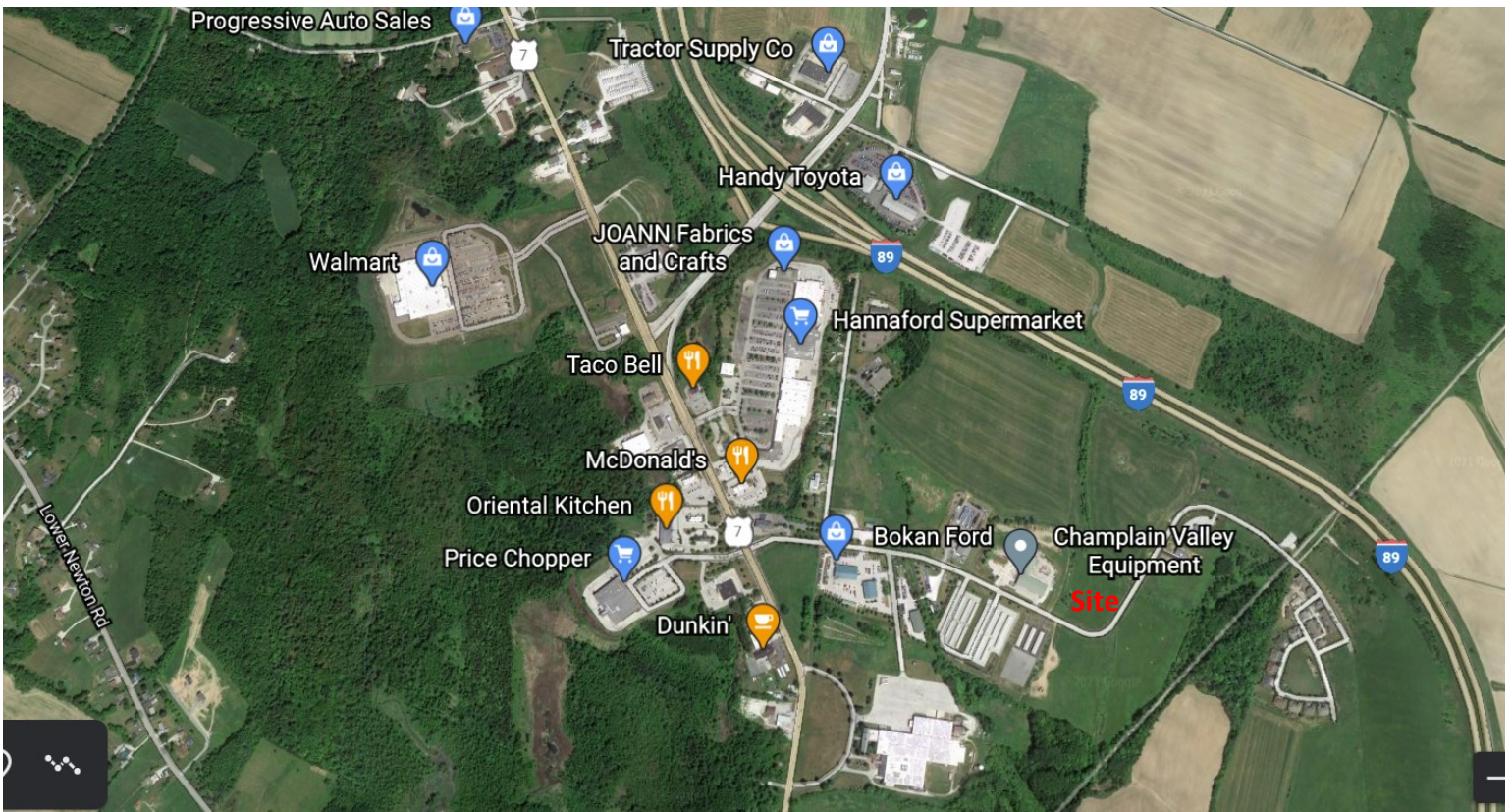


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MAP



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