

FOR LEASE

SOUTH END INDUSTRIAL/WAREHOUSE/CAFÉ SPACE

316 Pine Street, Suites 113, 113A, 114 & 215, Burlington, VT



15,567 +/- SF former cider manufacturing & restaurant space available. Restaurant comes with all appliances needed for a turn key operation that is accessory to manufacturing. Hard to find industrial space in Burlington's South End. The space offers 3-phase power, two to three loading docks fronting Pine Street, and ample interior production space. Café/restaurant is permitted as an ancillary use to production, so offers a great opportunity to share product with the general public. Space is ready for your use, and much of the infrastructure from prior production can remain in place. Café offers large deck on Pine Street, large interior space capable of hosting entertainment, and a space in the rear that allows for private gatherings. Come and see it now!

SIZE:

15,567 +/- SF

USE:

Manufacturing, Distribution, Warehouse, General Office, Café

PRICE:

Warehouse (12,310 +/- SF)-\$12.50/SF, NNN (\$6.05/SF);
Cafe space (3,257 +/- SF)-\$14.50/SF, NNN (\$6.05/SF)

AVAILABLE:

Immediately

PARKING:

Ample, on-site and no charge

LOCATION:

316 Pine Street, Burlington

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:

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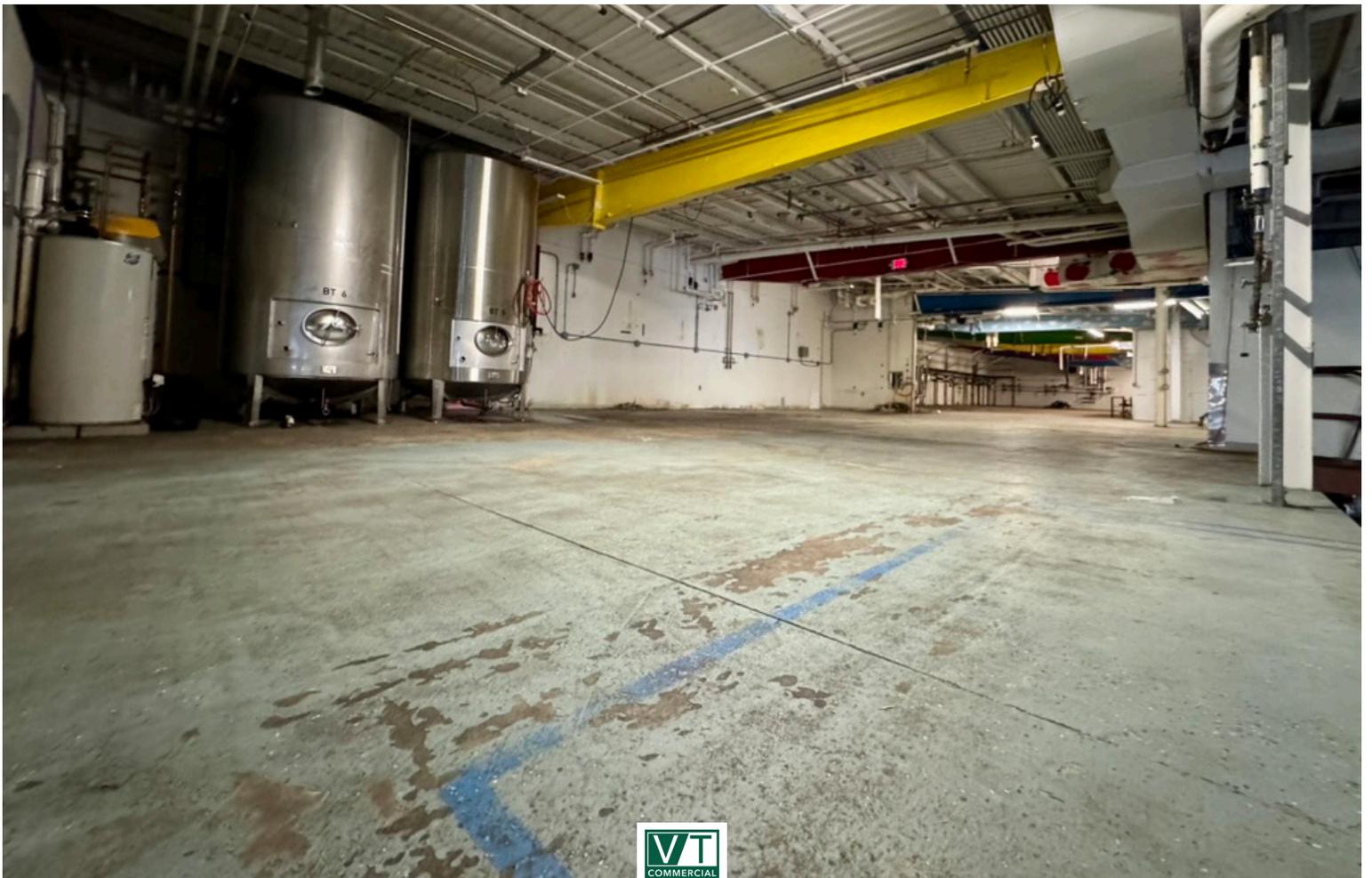
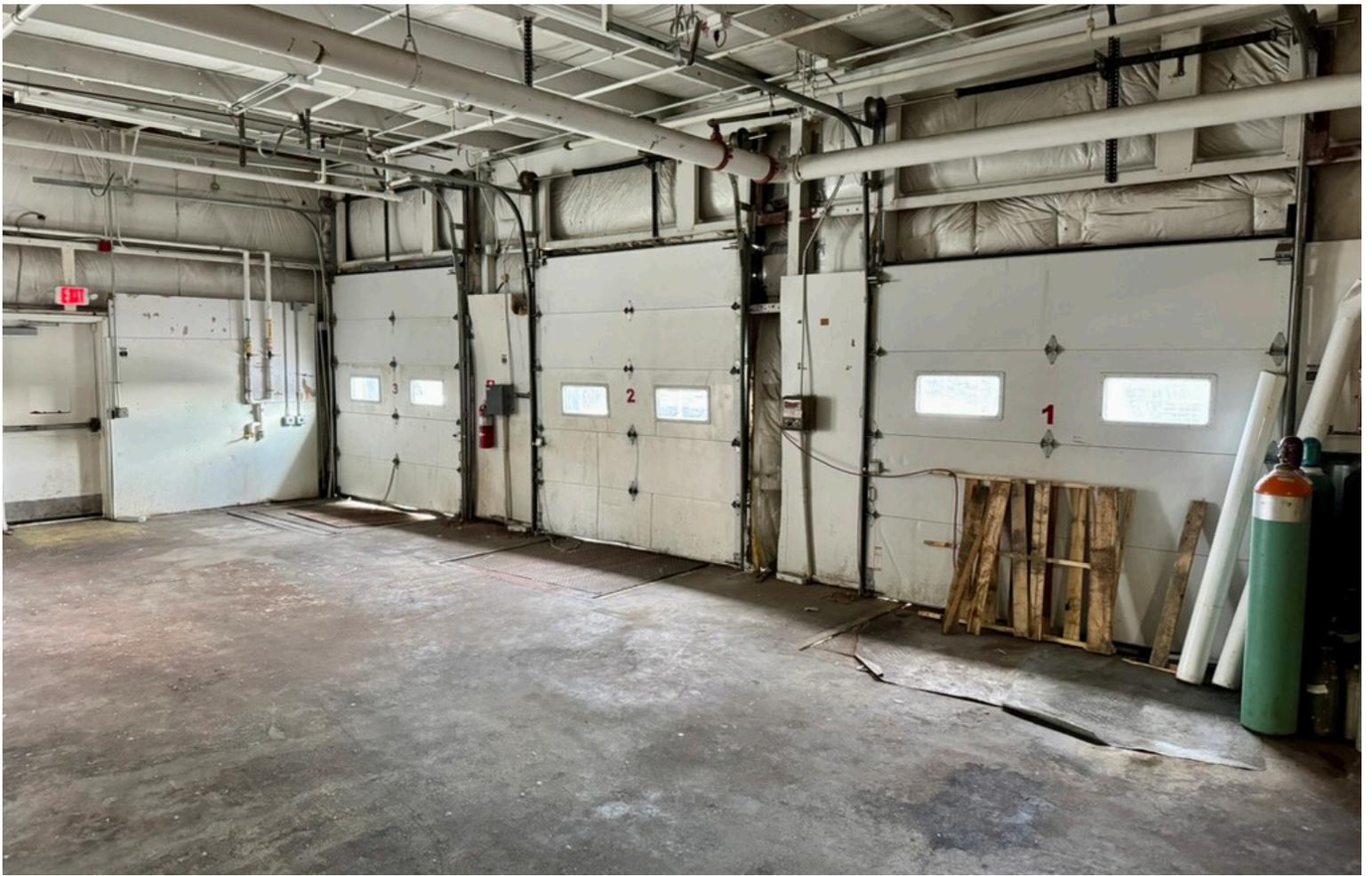
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BURLINGTON, VT 05401

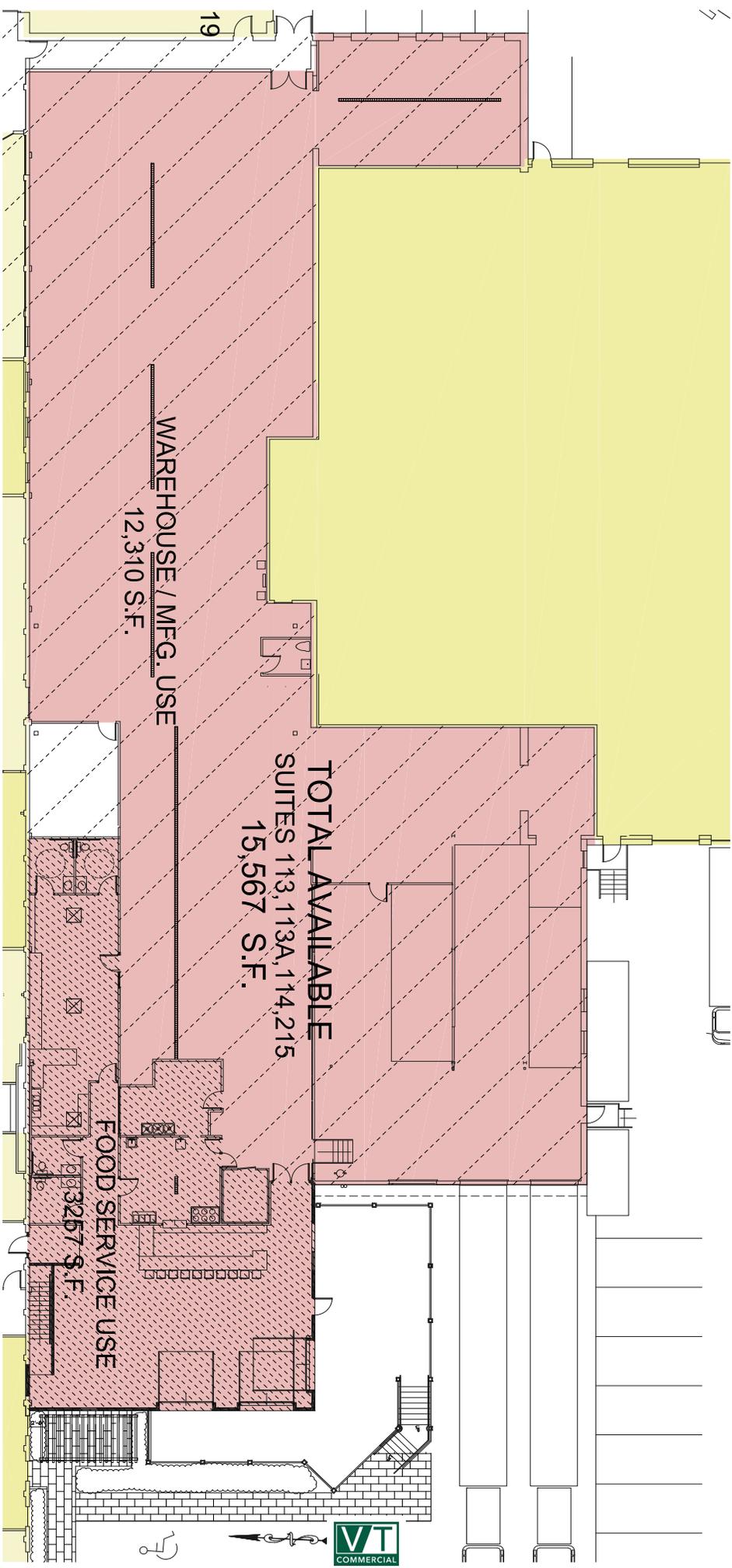
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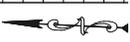




WAREHOUSE / MFG. USE
12,310 S.F.

TOTAL AVAILABLE
SUITES 113, 113A, 114, 215
15,567 S.F.

FOOD SERVICE USE
3,257 S.F.



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