

225 Wilson Road

Middlebury, VT 05753

POMERLEAU
REAL ESTATE

AVAILABLE FOR SALE or LEASE:

PRICE REDUCTION!

For Sale: ~~\$3,750,000~~ \$2,995,000

For Lease: \$8.00/SF NNN

PROPERTY HIGHLIGHTS:

- 40,000 SF warehouse available for Sale or Lease
- Constructed in 2019, maintained in excellent condition
- Multiple loading docks and drive-in doors
- 12-foot clear height at center beam
- Heavy-load concrete rebar flooring for durability
- Situated on 6.46 Acres of prime industrial real estate
- Ample yard space
- Convenient access from VT Route 7 only a quarter-mile away



FOR MORE INFORMATION, CONTACT:

Brad Worthen

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vermontrealestate.com

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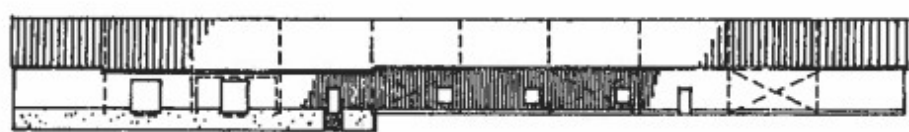
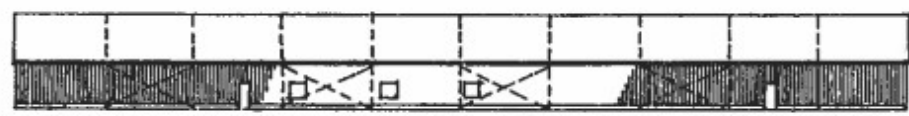
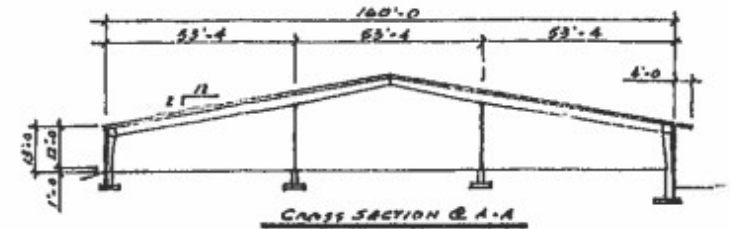
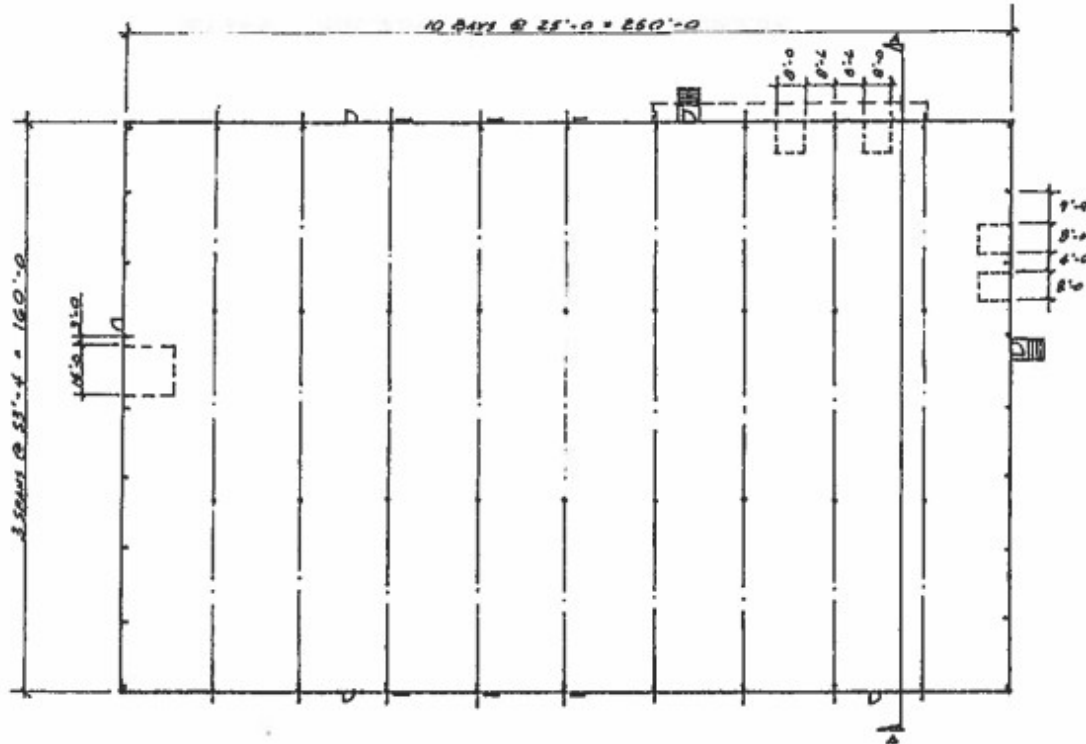
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PROPOSED TIRE WAREHOUSE FOR:
ROUSE TIRE
WILSON ROAD
MIDDLEBURY, VERMONT 05753

BY:
NAYLOR & BAGSH BUILDERS

3.3.17 MJD

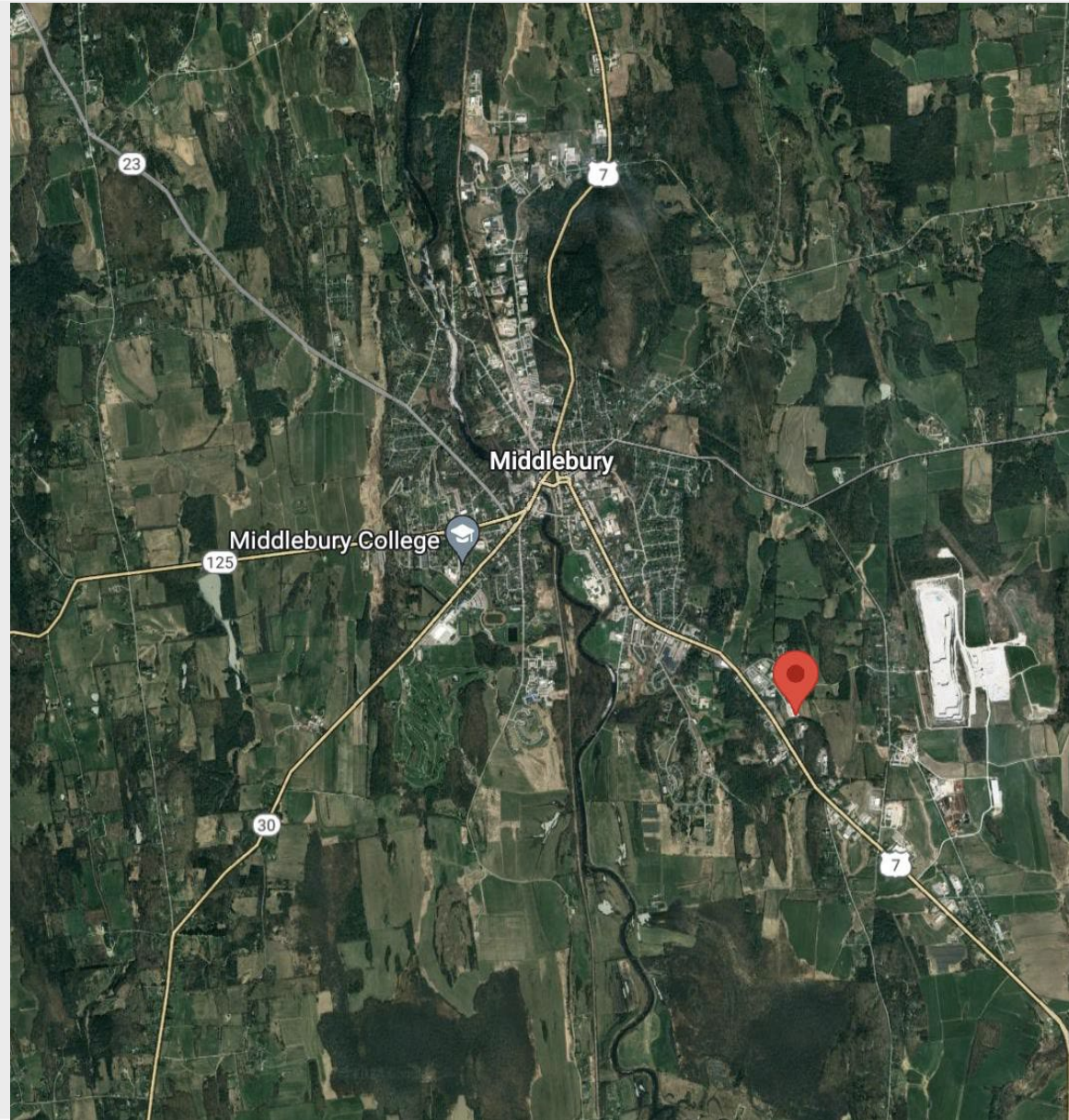
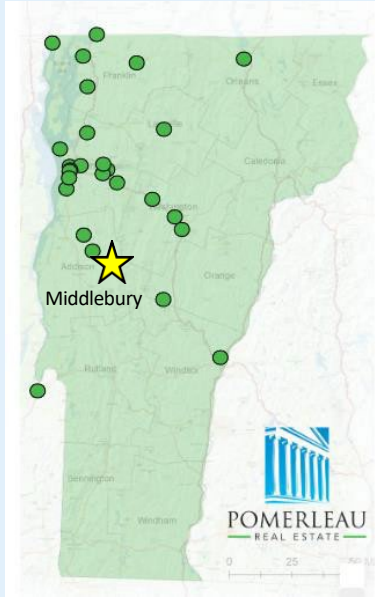
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Pomerleau Real Estate
69 College Street
Burlington, VT 05401

In partnership with:



Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.



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