

NORTH CLARENDON, VERMONT

FLEX BAYS
FOR LEASE

Fully leased · waitlist for fall 2027 · Owner-managed

\$13.00

SF / YR NNN
+ \$3.00/SF/yr CAM est. · + electric

400A

208/120V 3-PHASE

12x12

GRADE-LEVEL OH DOORS

48"

DOCK DOOR · BAY 3

+265-275

SF STORAGE MEZZ · FREE

1 ac

PAVED LOT

CI

ZONING · BY-RIGHT

AVAILABLE BAYS

BAY 1

LEASED

1,650 SF

RENTABLE AREA

+ 275 SF STORAGE MEZZANINE · INCLUDED

BASE RENT
CAM

\$1,787/mo
\$3.00/SF/yr est.

\$13.00/SF/yr NNN · + electric submetered

• 12x12 grade-level overhead door
• 100A-200A 3-phase · submetered
• In-unit bathroom
• Floor drain, wet and production ready
• 1 / 3 / 5+ yr lease

LEASED

BAY 2

LEASED

1,300 SF

RENTABLE AREA

+ 265 SF STORAGE MEZZANINE · INCLUDED

BASE RENT
CAM

\$1,412/mo
\$3.00/SF/yr est.

\$13.00/SF/yr NNN · + electric submetered

• 12x12 grade-level overhead door
• 100A-200A 3-phase · submetered
• In-unit bathroom
• Lowest entry cost of the three
• 1 / 3 / 5+ yr lease

LEASED

BAY 3

LEASED

1,750 SF

LARGEST BAY

+ 275 SF STORAGE MEZZANINE · INCLUDED

BASE RENT
CAM

\$1,895/mo
\$3.00/SF/yr est.

\$13.00/SF/yr NNN · + electric submetered

• Two 12x12 grade-level OH doors
• 9x10 dock-high door · 48" · dedicated apron
• 100A-200A 3-phase · submetered
• In-unit bathroom
• 1 / 3 / 5+ yr lease

LEASED

PROPERTY SPECIFICATIONS		LEASE TERMS	
BUILDING	4,703 SF · 3 independent bays	BASE RENT	\$13.00/SF/yr NNN
STORAGE MEZZANINES	265–275 SF per bay · included, not in rentable SF	CAM (ESTIMATED)	\$3.00/SF/yr · reconciled to actual
POWER	400A 208/120V 3-phase · 100A-200A/bay submetered	CAM INCLUDES	Taxes, insurance, REDC dues, lawn and snow
GRADE-LEVEL DOORS	12x12 overhead · all bays	ELECTRIC	Submetered · tenant billed at actual reads
DOCK DOOR (BAY 3)	9x10 OH · 48" dock-high · dedicated apron	LEASE TERMS	1, 3, or 5+ years
FLOOR DRAIN	Bay 1 confirmed · wet production ready	COMMENCEMENT	Fully leased · waitlist open for fall 2027
BATHROOMS	Private in-unit · every bay	MANAGEMENT	Owner-managed · direct contact
PARKING	1.0 ac paved lot	BROKERS	Cooperation welcome · contact owner directly
ZONING	CI · production, fabrication and contractor by right	LOCATION	~20 min to Killington · Route 7 corridor

SUITABLE USES

Skilled trades and contractors

HVAC · plumbing · electrical

Finish carpentry and millwork

Upholstery and interiors

Light fabrication and custom manufacturing

Brewery and beverage production

Food production and catering

Creative and production studios

Fitness and training facilities

Landscaping and outdoor services

E-commerce fulfillment and light assembly

Auto repairs and body work excluded