INNOVATIONBAYS | 310 Innovation Drive, North Clarendon, VT
Rutland Airport Business Park

ANTICIPATED AVAILABILITY SEPTEMBER 2027



FLEX BAYS FOR LEASE

Lease one suite or combine up to 4,800 SF.
Owner-managed, leased direct.

$14.00
SF / YR NNN

CAM estimated at $3.00/SF/yr
Electric submetered

400A	12x12	265-275 SF	1 acre	CI
3-phase power	Grade-level doors	Storage mezzanine, included	Paved lot	Zoning, by right

THE SUITES

SUITE 1
PRODUCTION READY

1,685 SF
Rentable area

$1,966/mo
Base rent

- Floor drain, for wet work and light manufacturing
- 12x12 grade-level overhead door
- Built office and private bathroom
- 275 SF storage mezzanine included

SUITE 2
THE CONTRACTOR BAY

1,255 SF
Rentable area

$1,464/mo
Base rent

- Clean open floor
- Lowest base rent in the building
- 12x12 grade-level overhead door
- Built office and private bathroom
- 265 SF storage mezzanine included

SUITE 3
VOLUME AND FREIGHT

1,860 SF
Rentable area, the largest suite

$2,170/mo
Base rent

- Two 12x12 grade-level overhead doors
- 9x10 dock-high receiving door, dedicated concrete apron
- Built office and private bathroom
- 275 SF storage mezzanine included

THE BUILDING

- 400A 208/120V three-phase, 100A-200A submetered per suite
- Propane unit heater in each suite, mini split in office and bathroom
- Paved lot with truck and trailer parking, including overnight
- CI zoning: trades, fabrication and production by right. No general auto repair or body work
- About 20 minutes to Killington

Suite areas are rentable square feet, measured to the outside face of exterior walls and the centerline of demising walls. Storage mezzanine is included and not counted in rentable square footage.

TERMS

- **$14.00/SF/yr NNN.** CAM estimated at $3.00/SF/yr. Electric submetered
- One, three, or five-plus year leases
- **Anticipated availability September 2027.** Target date, subject to confirmation
- Owner-managed, direct contact
- Broker cooperation welcome. Have your broker contact us directly to discuss representation.

(802) 417-2107
leasing@innovationbays.com
Current availability and rates: innovationbays.com