

FOR LEASE
COMMERCIAL SPACE
6 MCNALL ROAD, FAIRFAX



SIZE: 1,350, 1,350 and 1,500 SF

FEATURES:

- * Located at a high traffic intersection at the corner of Route 128 and Route 104
- * Attractive new construction with owner offering a "vanilla box" buildout
- * Below market lease rates
- * Near Union Bank, Dollar General, restaurants, hardware store and other commercial businesses

LEASE RATE: \$14.00 SF, \$15.00 SF, & \$18.00 SF + utilities



NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information

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INDEX OF DRAWINGS

- CIVIL DRAWING
- C SITE PLAN
- STRUCTURAL DRAWINGS:
 - S01 GENERAL NOTES, BASIS OF DESIGN
 - S10 FOUNDATION PLAN
 - S11 SECOND FLOOR FRAMING PLAN
 - S12 FOUNDATION SECTIONS AND DETAILS
 - S30 FRAMING DETAILS AND SECTIONS
 - S40 ROOF TRUSS DIAGRAMS

ARCHITECTURAL DRAWINGS:

- A11 FIRST FLOOR PLAN
- A12 SECOND FLOOR PLAN
- A13 ROOF PLAN
- A22 EXTERIOR DETAILS
- A31 WALL TYPES & RATED ASSEMBLIES
- A32 WINDOW TYPES & SIZES
- A33 WALL SECTIONS & DETAILS
- A11 DOOR SCHEDULE & DETAILS
- A12 WINDOW SCHEDULE & DETAILS
- A13 VINYL WINDOW INSTALLATION

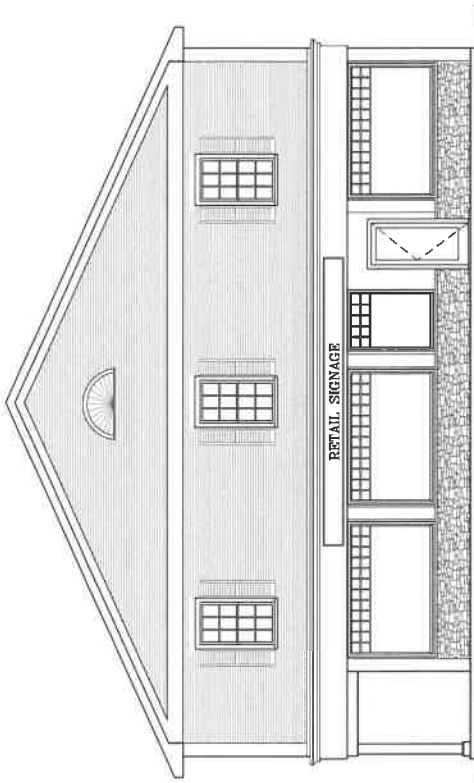
CODE REVIEW

BUILDING/PROJECT INFORMATION

APPLICABLE CODES:

- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL ENERGY EFFICIENT CODE
- 2018 INTERNATIONAL MECHANICAL, ELECTRICAL, PLUMBING & HVAC CODE
- 2018 INTERNATIONAL ROOFING & EXTERIOR FINISHES CODE
- 2018 INTERNATIONAL SCHEDULING CODE
- 2018 INTERNATIONAL SIGNAGE CODE
- 2018 INTERNATIONAL WOOD PRESERVATION CODE
- 2018 INTERNATIONAL ZONING ORDINANCE
- 2018 VTB CONSTRUCTION CODE
- 2018 VTB ELECTRICAL CODE
- 2018 VTB MECHANICAL, ELECTRICAL, PLUMBING & HVAC CODE
- 2018 VTB ROOFING & EXTERIOR FINISHES CODE
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- 2018 VTB SIGNAGE CODE
- 2018 VTB WOOD PRESERVATION CODE
- 2018 VTB ZONING ORDINANCE

THE ARCHITECT HAS REVIEWED THESE DRAWINGS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE APPLICABLE CODES. THE ARCHITECT DOES NOT WARRANT THAT THE DRAWINGS ARE COMPLETELY ACCURATE OR THAT THEY WILL BE INTERPRETED IN THE SAME MANNER BY ALL PROFESSIONALS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACTIONS OF OTHER PROFESSIONALS OR FOR THE ACTIONS OF ANY OTHER PERSONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACTIONS OF OTHER PROFESSIONALS OR FOR THE ACTIONS OF ANY OTHER PERSONS.



6 MCNALL ROAD

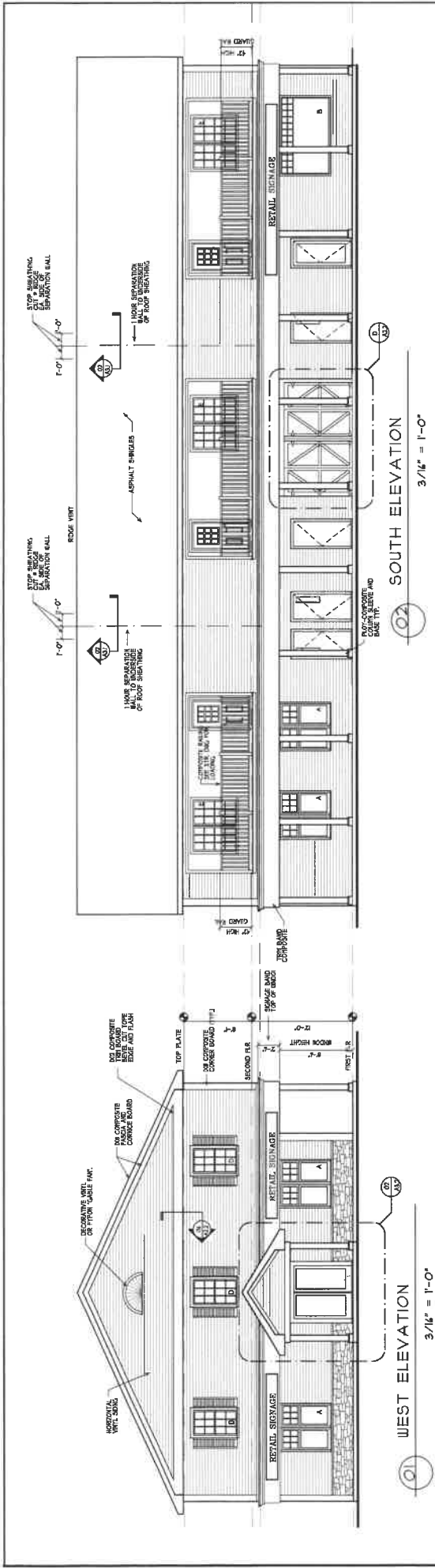
FAIRFAX, VERMONT

DATE: 05-08-20

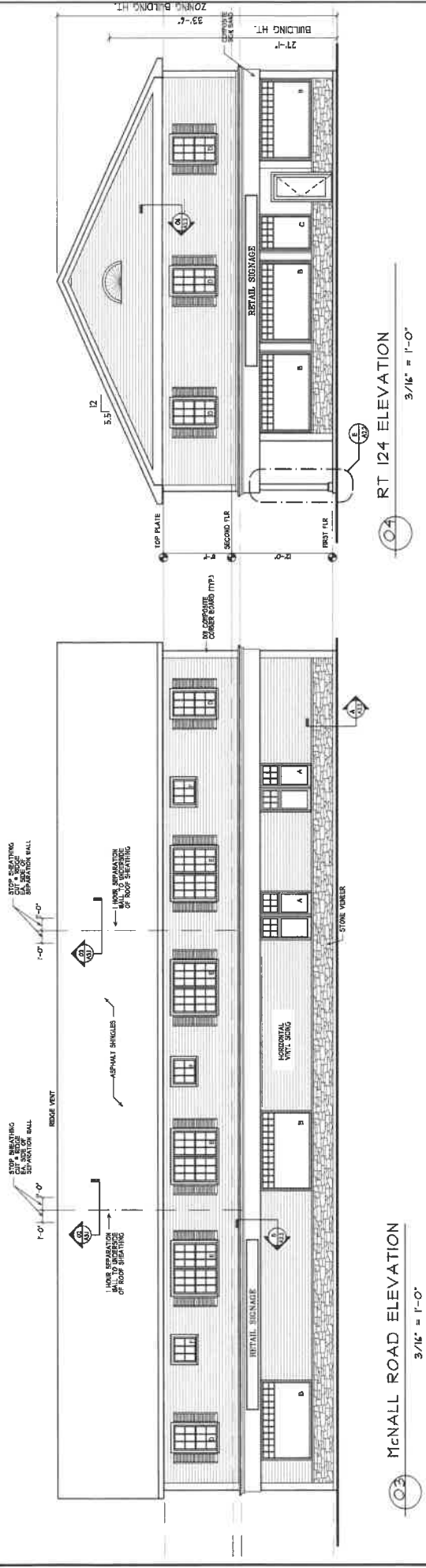
OWNER:
 Franklin South, LLC
 66 College Parkway
 Colchester, Vt. 05446

STRUCTURAL ENGINEER:
 STS-Structural Engineers
 43 Huntington Rd
 Richmond, Vt. 05471

ARCHITECT:
 Innovative Design, Inc.
 52 Plains Road
 Fairfax, Vermont 05454



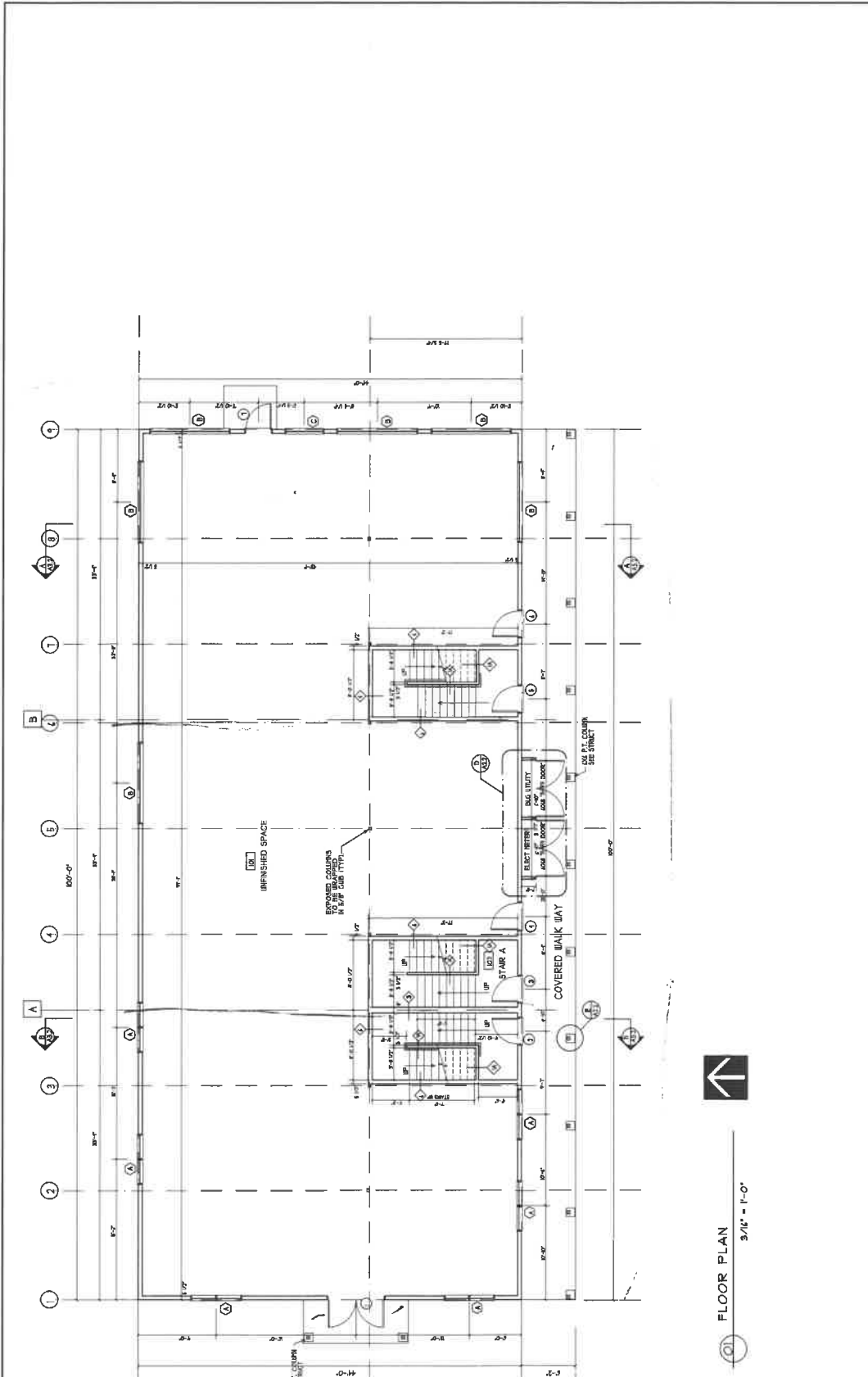
WEST ELEVATION
3/16" = 1'-0"



SOUTH ELEVATION
3/16" = 1'-0"

Sheet Number	A2.1		
Project Name	McNALL ROAD ELEVATIONS		
Date	05-08-20	Scale	3/16" = 1'-0"
Drawn By		Checked By	WERRITT
File Name			
INNOVATIVE DESIGN, INC. 52 PLAINS ROAD FARMINGTON, CT 06031 PHONE (860) 644-7924 CREDIT: michaelschmitt.com			
Client	Disc	Revision	

McNALL ROAD ELEVATION
3/16" = 1'-0"



FLOOR PLAN
3/16" = 1'-0"

Date	Revision	Date	Revision



INNOVATIVE DESIGN, INC.
52 PLANS ROAD
FAIRFAX, VT. 05454
Phone: 802-253-2222

Project Name: 6 McNALL ROAD
Fairfax Vermont

Sheet Title: FIRST FLOOR PLAN

Date: 08-08-20

Scale: 3/16" = 1'-0"

Drawn By: [Blank]

File Name: [Blank]

Sheet Number: A1.1



Gabe Handy Properties

66 College Parkway
Colchester, Vermont

Fairfax Commercial Building

6 McNeil Road
Fairfax, Vermont

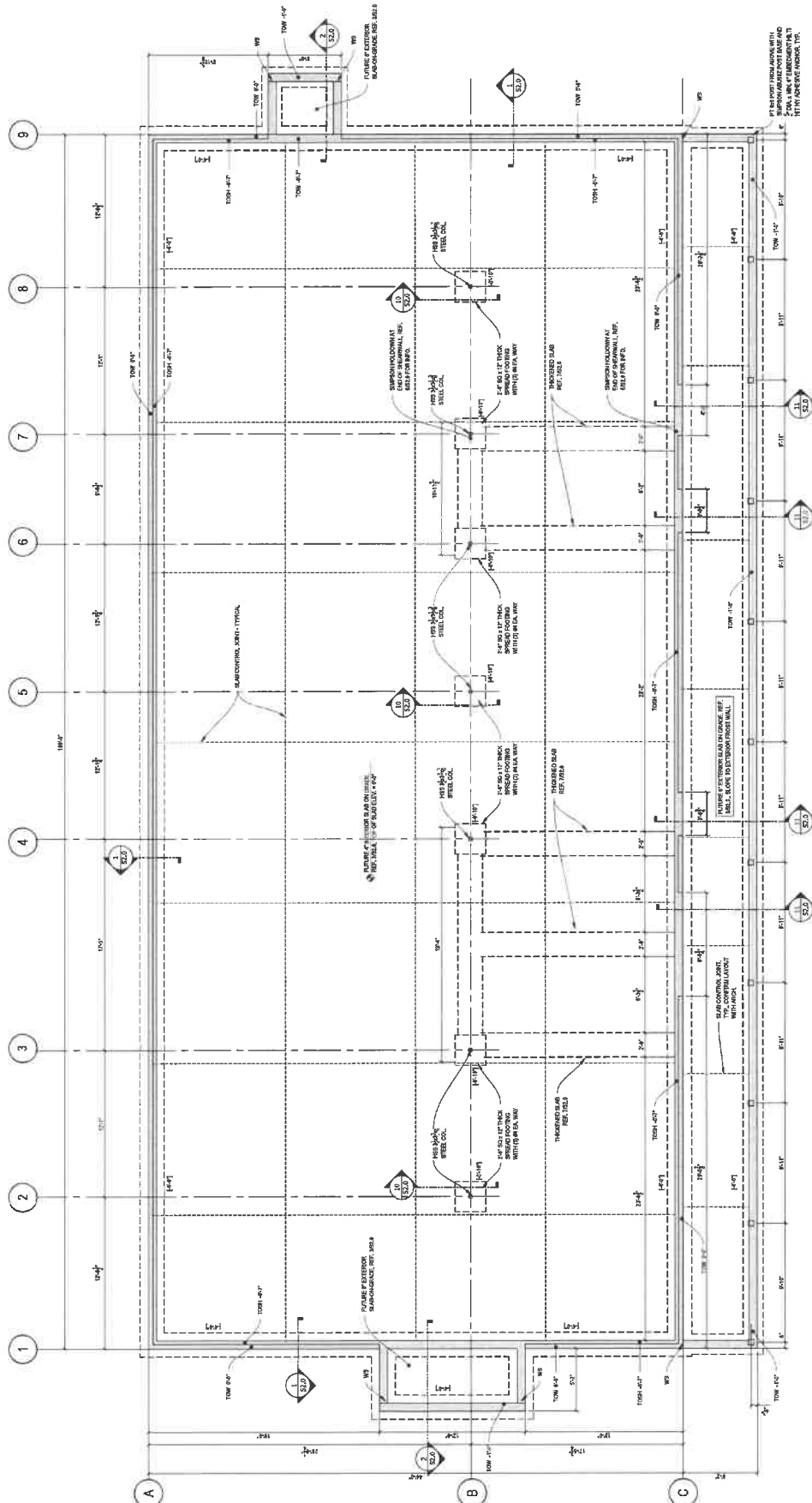


Date: 03.20
Project Name: Fairfax

Project Number: 19283
Drawn By: GS
Checked By: GS
Date: 03.20.20
Scale: AS NOTED

Foundation Plan

S1.0



FOUNDATION PLAN

1 1/4" = 1'-0"

- REVISIONS:
1. HATCHED AREA TOP OF FOUNDATION
 2. HATCHED AREA CORNER JOINTS AND STRUTS
 3. HATCHED AREA INTERSECTION INTEREST POINT CORNER, SEE AREA
 4. HATCHED AREA TOP OF WALL ELEVATION
 5. HATCHED AREA INTERSECTION INTEREST POINT CORNER, SEE AREA
 6. HATCHED AREA CORNER JOINTS AND STRUTS
 7. ELEVATIONS SHOWN ARE BASED ON TOP OF SUBSTRATE ELEVATION +/-

ELEVATIONS SHOWN ARE BASED ON TOP OF SUBSTRATE ELEVATION +/-