

FOR LEASE  
WAREHOUSE BUILDING  
6 OLIVER WIGHT DRIVE  
ESSEX, VERMONT



Size: Up to 7,200 SF

Features:

- Stand-alone warehouse building on a 4.59+/- acre lot
- Four (4) overhead drive-in doors
- 18'-19' ceiling heights
- Includes 1,800 SF of finished office space on 2 floors
- Ample Parking
- Easy access to Route 15 and I-89, Exit 11

Lease Rate: \$12.00 SF/NNN  
CAM/Taxes: \$2.75/SF



**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

Rick Harrison  
NAI J.L. Davis Realty  
Direct: (802) 876-6924  
Cell: (802) 238-5326  
Email: rickh@jldavisrealty.com  
www.jldavisrealty.com





Location Plan

**Legend**

[Symbol]	PROJECT BOUNDARY LINE
[Symbol]	ADJUTING PROPERTY LINE
[Symbol]	SECTORS OF CASHTOWN
[Symbol]	SETBACK LINE
[Symbol]	FENCE LINE
[Symbol]	TREELINE
[Symbol]	NEW TREELINE
[Symbol]	EXISTING CONTOUR
[Symbol]	NEW FIELDS WITH
[Symbol]	EXISTING ELECTRICAL LINE
[Symbol]	NEW ELECTRICAL LINE
[Symbol]	CONCRETE MONUMENT FOUND
[Symbol]	IRON PIPE NETT
[Symbol]	CONCRETE MONUMENT (NET)
[Symbol]	IRON OR FORMERLY
[Symbol]	LIGHT TOWER
[Symbol]	HYDRANT
[Symbol]	RECREATIONAL USE
[Symbol]	RECREATIONAL USE
[Symbol]	COMMERCIAL LINE
[Symbol]	EXISTING BUILDING MOUNTED LIGHT
[Symbol]	TEST PIT
[Symbol]	PREC. TEST

OWNER	HECTOR LECLAIR
DESIGNER	OLEARY, BURKE CIVIL ASSOCIATES, P.C.
DATE	11/13/14
PROJECT	WAREHOUSE
SCALE	AS SHOWN
PROJECT NO.	14-000000
DRAWN BY	J. BURKE
CHECKED BY	J. BURKE
DATE	11/13/14
PROJECT NO.	14-000000
SCALE	AS SHOWN
PROJECT	WAREHOUSE
DATE	11/13/14



HECTOR LECLAIR  
WAREHOUSE

OLEARY, BURKE  
CIVIL ASSOCIATES, P.C.

14-000000

11/13/14

AS SHOWN

WAREHOUSE

11/13/14

14-000000

HECTOR LECLAIR

140000

STATE OF VERMONT

11/13/14

AS SHOWN

WAREHOUSE

11/13/14

14-000000

HECTOR LECLAIR

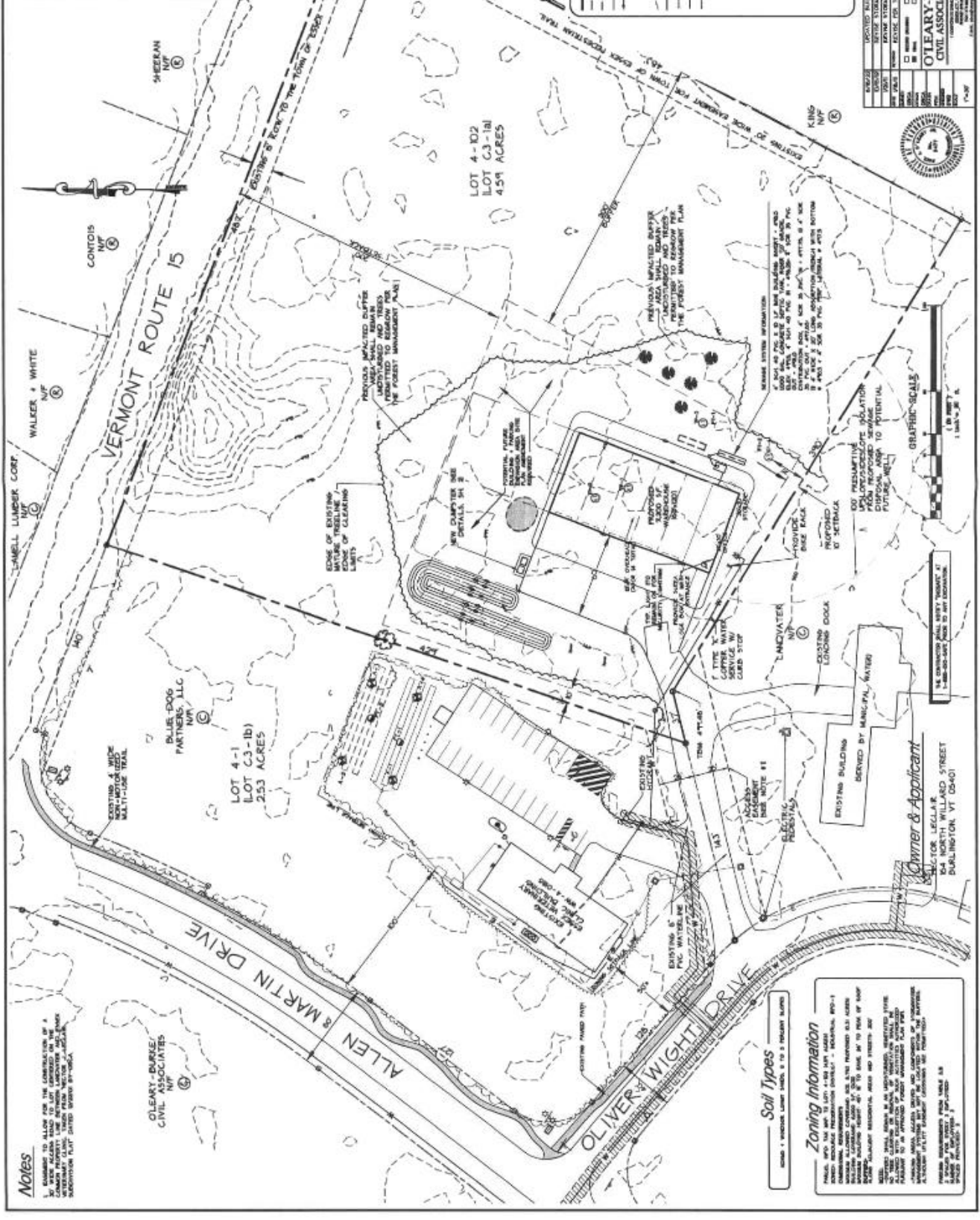
140000

STATE OF VERMONT

11/13/14

AS SHOWN

WAREHOUSE



**Notes**

1. EXAMINE TO ALLOW FOR THE CONSTRUCTION OF A 30' WIDE ALLIANCE ROAD TO LOT 4-102 ADJACENT TO VERMONT ROUTE 15. THIS ROAD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VERMONT STATE ROAD DESIGN SPECIFICATIONS. THE ROAD SHALL BE 30' WIDE AND 12' DEEP AT THE VERMONT ROUTE 15 SIDEWALK. THE ROAD SHALL BE 30' WIDE AND 12' DEEP AT THE VERMONT ROUTE 15 SIDEWALK. THE ROAD SHALL BE 30' WIDE AND 12' DEEP AT THE VERMONT ROUTE 15 SIDEWALK.

**Soil Types**

AREA 1 - UNCLASSIFIED LANDS & 10' TOLERANT BOUNDARY

**Zoning Information**

PROJECT: 14-000000  
 OWNER: HECTOR LECLAIR  
 DESIGNER: OLEARY, BURKE CIVIL ASSOCIATES, P.C.  
 DATE: 11/13/14  
 PROJECT NO.: 14-000000  
 SCALE: AS SHOWN  
 PROJECT: WAREHOUSE  
 DATE: 11/13/14

OWNER & Applicant  
 HECTOR LECLAIR  
 624 NORTH WILLIAMS STREET  
 DUBLINGTON, VT 05401