

INDUSTRIAL SPACE FOR LEASE
347 SHUNPIKE ROAD
WILLISTON, VT



Space Available:
3,600 - 7,200 SF

Specifications:

- Four overhead doors 12' x 14'
- Clear Height: 19' - 22'
- Energy Efficient Lighting
- Electrical Service:
-3-phase/200 amp
- IZDW Zoning
- Central Location
- Four parking spaces per
3,600 SF bay.

Lease Rate:

\$11.50/SF NNN (est. \$3.00/SF)

CALL FOR DETAILS!



NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

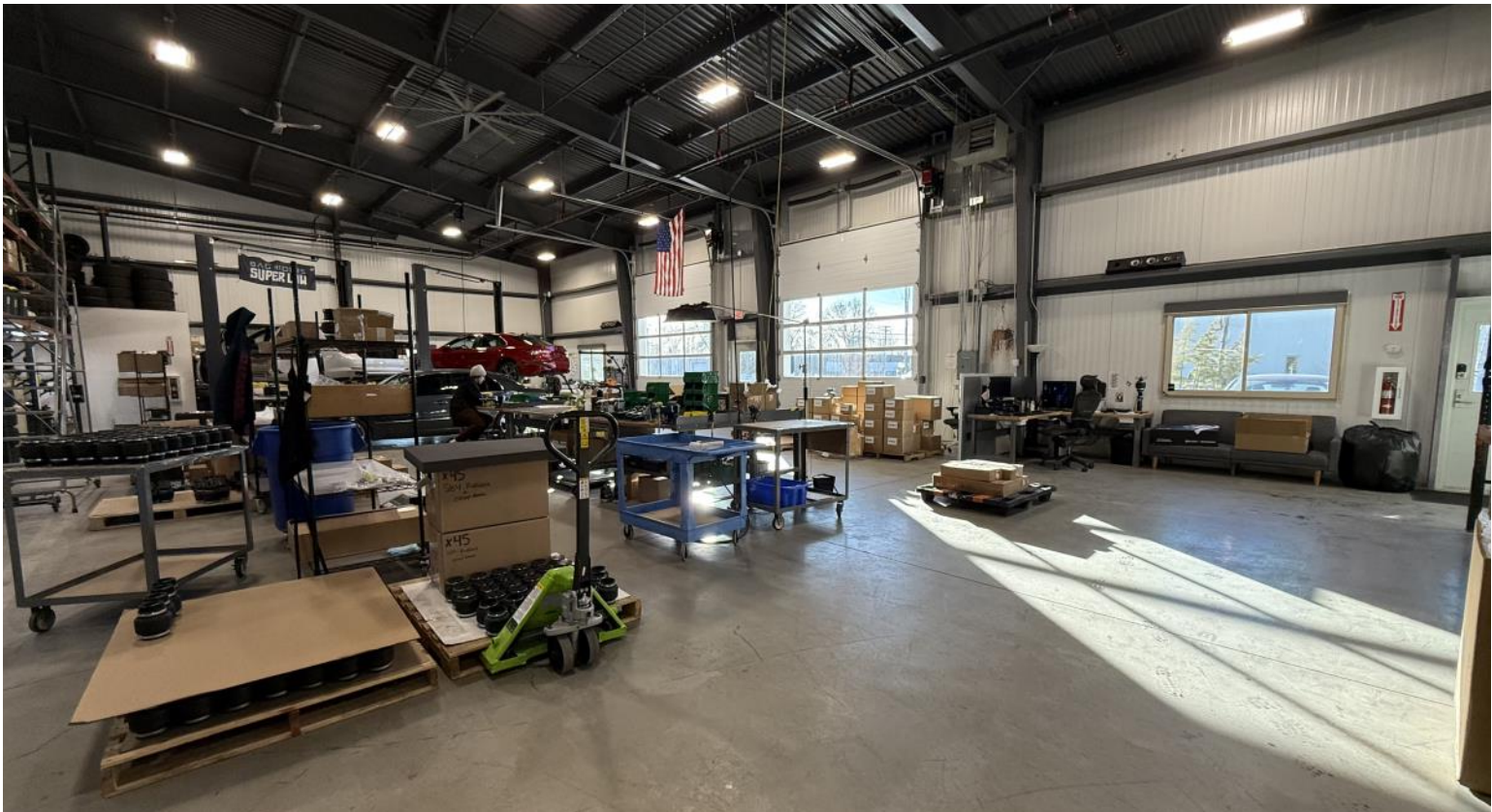
The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information

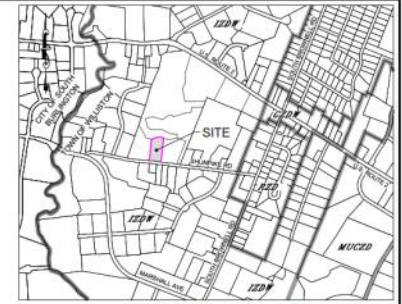
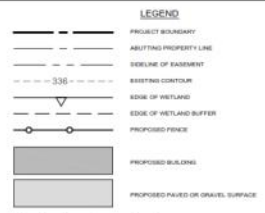
Ryan Nick
NAI / J.L. Davis Realty
Office: (802) 316-5049
rnick@jldavisrealty.com
www.jldavisrealty.com



INTERIOR PHOTOS



THE CONTRACTOR SHALL NOTIFY AND OBTAIN A TICKET FROM "DIGSAFE" AT 811 PRIOR TO ANY EXCAVATION.



LEGEND - SOIL DESCRIPTION

- A1A ADAMS & WINSCOR LOAMY SAND, 3-8% SLOPES
- A2E ADAMS & WINSCOR LOAMY SAND, 12-15% SLOPES
- A3E ADAMS & WINSCOR LOAMY SAND, 30-35% SLOPES
- BH BROWN OULT LAND
- MU MUCK AND PEAT
- LV LIVERSTONE CLAY

PARCEL DATA

PARCEL NUMBER: 07-105-069
 TOTAL PROJECT AREA: 2.88 ACRES
 ZONING DISTRICT: INDUSTRIAL EDGING DISTRICT WEST
 MINIMUM LOT AREA: NONE
 MINIMUM LOT FRONTAGE: 63 FEET
 BUILDING SETBACKS: FRONT YARD: 35 FEET
 MAX. BUILDING HEIGHT: 38 FEET

UTILITIES: SUBSURFACE WATER & SANITARY SEWER (APPLICANT), ON-SITE STORMWATER INFILTRATION

PARKING: REQUIRED: 30 SPACES
 1 SPACE PER 100 SF PER USE CHAPTER 14
 PROPOSED: 20 SPACES
 1.50 SPACES PER 100 SF OR 2.0 SPACES PER TRAM

NOTES:

- SEE ROBEAR SUBDIVISION PLAN FOR BOUNDARY AND BASEMENT INFORMATION
- WETLAND DELINEATION PERFORMED BY PETER SPURK, NATURAL RESOURCE CONSULTING SERVICES, IN THE FALL OF 2016. THE WETLAND DELINEATION WAS ACCEPTED BY THE VT WETLANDS OFFICE ON 12-08-16.

APPLICANT
 GLENN & RONALYN CUMMINGS
 80 STANLEY DRIVE
 SOUTH BURLINGTON, VT 05403

LANDOWNER
 THE TRUSTEES, ROBEAR
 REVOCABLE TRUST
 6886 MILLINGTON ROAD
 WILLISTON, VT 05495

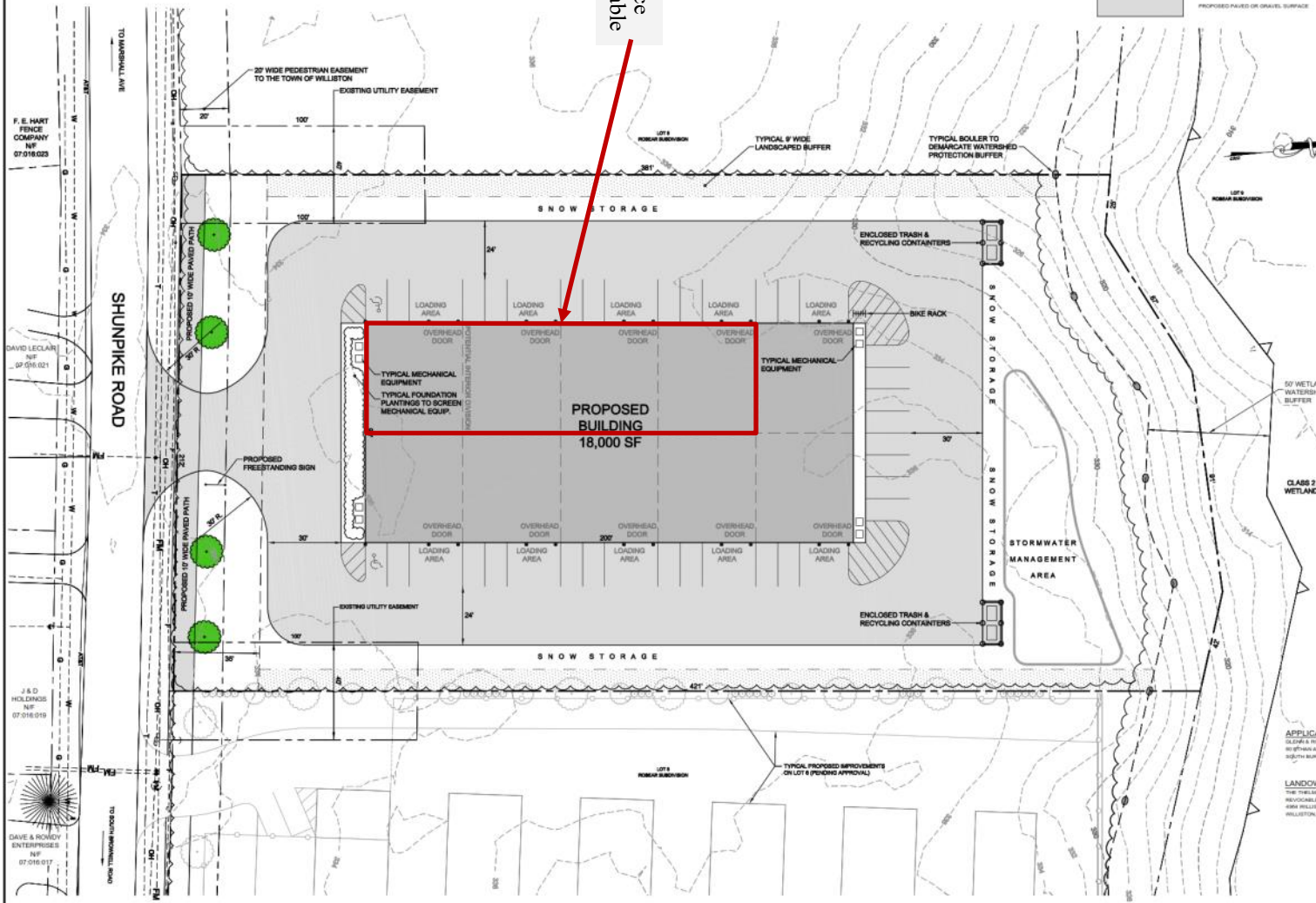
Date	Revision	By
	These plans shall only be used for the purpose shown below	
█	Sketch/Concept	Art 270 Review
▣	Preliminary	Construction
▢	Final/Local Review	Record Drawing

GLENN & RONALYN CUMMINGS	Project No. 10-30-19
SHUNPIKE ROAD WILLISTON, VT	Survey MJB
LOT 7 ROBEAR SUBDIVISION	Drawn AMB
SKETCH PLAN	Checked DWS
	Date 1-25-19
	Scale 1" = 20'
	Sheet 1 of 1

Lamoureux & Dickinson Consulting Engineers, Inc.
 14 Main Drive, Colton, VT 05452
 802-878-4450 www.LDengineering.com

Space Available

PROPOSED BUILDING
 18,000 SF



TO MARSHALL AVE

SHUNPIKE ROAD

F. E. HART FENCE COMPANY NP 07-016-023

DAVID LECLAIR NP 07-016-021

J & D HOLDINGS NP 07-016-019

DAVE & RONNY ENTERPRISES NP 07-016-017

DRAWING NO. 10-30-19

LOCATION AERIAL

