FOR LEASE
WAREHOUSE BUILDING
6 OLIVER WIGHT DRIVE
ESSEX, VERMONT

Size: 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.

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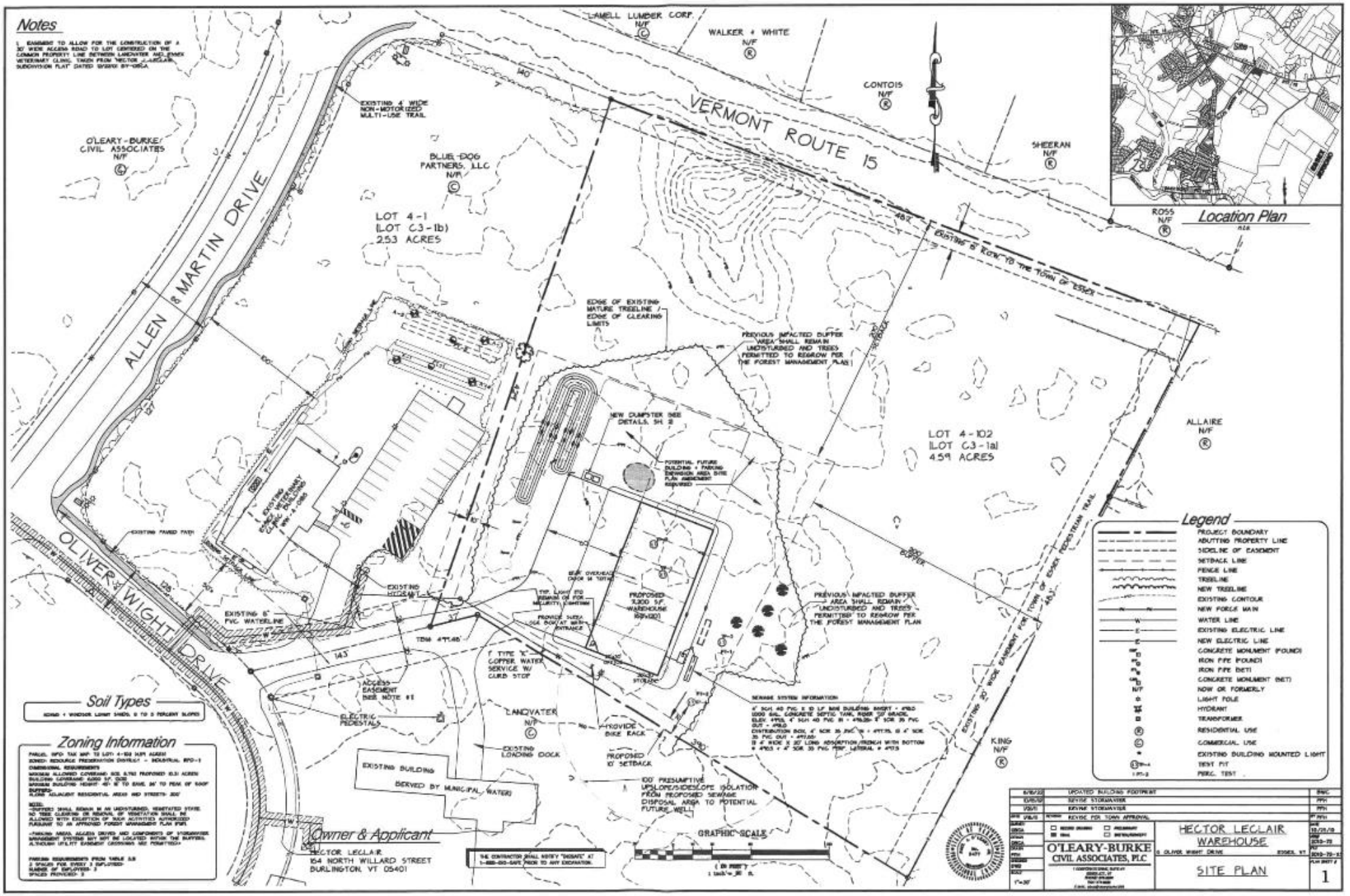
Notes
1. EASEMENT TO ALLOW FOR THE CONSTRUCTION OF A 30' WIDE ACCESS ROAD TO LOT CENTERED ON THE COMMON PROPERTY LINE BETWEEN LANDWATER AND ESSEX VETERINARY CLINIC, TAKEN FROM "HECTOR J. LECLAIR SUBDIVISION PLAT" DATED 9/29/00 BY OBCA.
LAMELL LUMBER CORP. N/F
WALKER & WHITE N/F
CONTOIS N/F
SHEERAN N/F
ROSS N/F
ALLAIRE N/F
KING N/F
VERMONT ROUTE 15
ALLEN & MARTIN DRIVE
OLIVER WIGHT DRIVE
O'LEARY-BURKE CIVIL ASSOCIATES N/F
BLUE-DOG PARTNERS, LLC N/F
EXISTING 4' WIDE NON-MOTORIZED MULTI-USE TRAIL
LOT 4-1
(LOT C3-1b)
2.53 ACRES
LOT 4-102
(LOT C3-1a)
4.59 ACRES
EXISTING 6" TOWN OF ESSEX WATERLINE TO THE TOWN OF ESSEX
EDGE OF EXISTING MATURE TREELINE / EDGE OF CLEARING LIMITS
PREVIOUS IMPACTED BUFFER AREA SHALL REMAIN UNDISTURBED AND TREES PERMITTED TO REGROW PER THE FOREST MANAGEMENT PLAN
NEW DUMPSTER SEE DETAILS, SH. 2
POTENTIAL FUTURE BUILDING + PARKING EXPANSION AREA SITE PLAN AMENDMENT REQUIRED
EXISTING ESSEX VETERINARY CLINIC BUILDING 1 STORY - 4,080 SF
EXISTING PAVED PATH
EXISTING HEDGEROW
EXISTING 6" PVC WATERLINE
PROPOSED 9,300 SF WAREHOUSE (50'x120')
TYP. LIGHT STD REMAIN OR FOR SECURITY LIGHTING
PROVIDE SUPPLY LOCK BOX AT MAIN ENTRANCE
1" TYPE 'K' COPPER WATER SERVICE W/ CURB STOP
ACCESS EASEMENT (SEE NOTE #1)
ELECTRIC PEDESTALS
LANDWATER N/F
EXISTING LOADING DOCK
PROVIDE BIKE RACK
PROPOSED 10' SETBACK
EXISTING BUILDING SERVED BY MUNICIPAL WATER
100' PRESUMPTIVE UPSLOPE/SIDESLOPE ISOLATION FROM PROPOSED SEWAGE DISPOSAL AREA TO POTENTIAL FUTURE WELL
SEWAGE SYSTEM INFORMATION
30' BUFFER
EXISTING 30' WIDE EASEMENT FOR TOWN OF ESSEX PEDESTRIAN TRAIL
Location Plan
Legend
PROJECT BOUNDARY
ABUTTING PROPERTY LINE
SIDELINE OF EASEMENT
SETBACK LINE
FENCE LINE
TREELINE
NEW TREELINE
EXISTING CONTOUR
NEW FORCE MAIN
WATER LINE
EXISTING ELECTRIC LINE
NEW ELECTRIC LINE
CONCRETE MONUMENT (FOUND)
IRON PIPE (FOUND)
IRON PIPE (SET)
CONCRETE MONUMENT (SET)
NOW OR FORMERLY
LIGHT POLE
HYDRANT
TRANSFORMER
RESIDENTIAL USE
COMMERCIAL USE
EXISTING BUILDING MOUNTED LIGHT
TEST PIT
PERC. TEST
Soil Types
Zoning Information
Owner & Applicant
HECTOR LECLAIR
104 NORTH WILLARD STREET
BURLINGTON, VT 05401
GRAPHIC SCALE
O'LEARY-BURKE CIVIL ASSOCIATES, PLC
HECTOR LECLAIR WAREHOUSE
5 OLIVER WIGHT DRIVE ESSEX, VT
SITE PLAN
1