

# Commercial Opportunity



Industrial  
Building & Property  
for Sale or Lease

INDUSTRIAL PARK, BELLOWS FALLS, VT 05101, USA

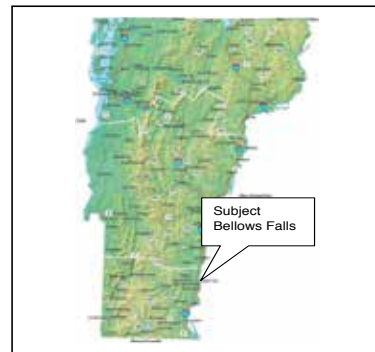




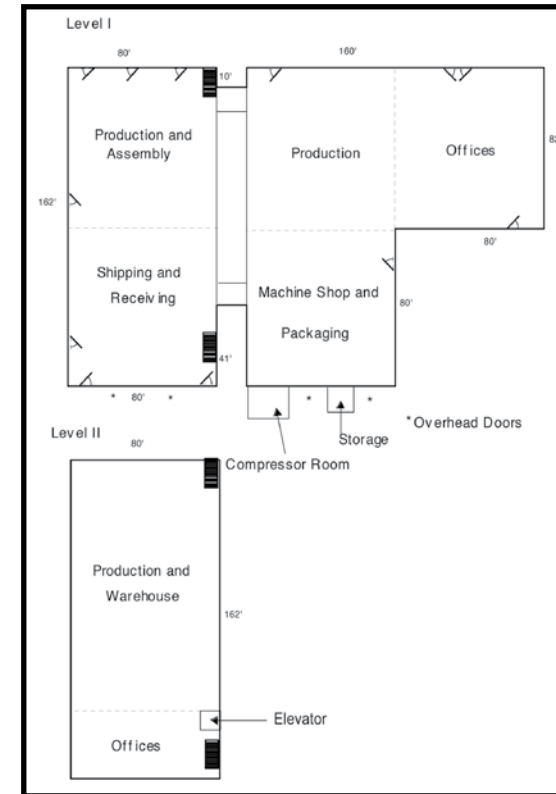
Industrial property for sale or lease in Bellows Falls Industrial Park. Just minutes from I-91, the building features well-appointed offices, production space, and warehouse space in 46,202

square feet of precast concrete construction on Town water and sewer. The building is on 13.2 acres, with space for expansion. Two parking lots provide 100 spaces, plus tractor-trailer access to the loading docks.

Impeccably maintained building received updated roofing in 2010 and 2014. Inside, the acoustical tiles and flooring are in excellent condition. The freight/passenger elevator is ADA compliant. Loaded with ample electrical power: 208v three-phase service throughout, and three-phase 480v powering the building air compressor.



The property amenities include central air-conditioning and propane heating throughout, an employee dining area with access to a picnic area. Two of the offices feature private restrooms. Zoned commercial C-1, the property offers a multitude of uses within town zoning regulations. From simple warehousing to manufacturing, this one-owner property (a clean FDA-registered manufacturing facility) is move-in ready to save you critical setup time.



9 Lovell Drive  
Bellows Falls, Vermont  
USA

**\$2.5 Million**

2016/2017 Taxes: \$57,563  
13.2 Acres • Zoned C1 Industrial

