

**NEW INDUSTRIAL BUILDING FOR LEASE**  
**399 Shunpike Road**  
**Williston, VT**



Photo of similar building



Photo of similar building

This build-to-suit opportunity is the second phase of new industrial development on Shunpike Road. With the first building nearly fully leased, an additional 25,000 SF building will be available shortly. Preliminary designs include two loading docks and a drive-in door. With the building still in the initial development review stage companies have the flexibility to design the space to their specifications.

Preliminary Specifications:

- Clear Height –19' - 22'
- Energy Efficient Lighting
- Electrical Service:  
3phase/200 amp
- IZDW Zoning
- Central Location

Size:

Approximately 25,000 SF  
Divisible to many sizes

Lease Rate:

\$9.50/SF NNN

NNN's estimated at \$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

Dave Curley  
NAI / J.L. Davis Realty  
Office: (802) 316-5092  
dcurley@jldavisrealty.com  
www.jldavisrealty.com



THE CONTRACTOR SHALL NOTIFY THE ADJUTANT GENERAL OF ANY EXCAVATION OR PILE DRILLING OPERATIONS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.



NEVER  
HOMELAND  
INDUSTRIAL  
CONDOMINIUM  
ASSOCIATION

- ### LEGEND
- SOLID LINE: PROJECT BOUNDARY
  - DASHED LINE: ADJUTANT GENERAL'S PROPERTY LINE
  - SOLID LINE WITH DASHES: BOUNDARY OF EXISTING
  - SOLID LINE WITH DOTS: EXISTING CONTOUR
  - SOLID LINE WITH SHORT DASHES: EDGE OF WETLAND BUFFER
  - SOLID LINE WITH CIRCLES: PROPOSED FENCE
  - SOLID LINE WITH SQUARES: PROPOSED FENCE WITH ALUMINUM LIGHT
  - SOLID LINE WITH TRIANGLES: PROPOSED FENCE WITH BATTERED LIGHT
  - SOLID LINE WITH DIAMONDS: PROPOSED FENCE WITH SOLID SURFACE
  - SOLID LINE WITH X'S: PROPOSED FENCE WITH SPALL SURFACE



### LEGEND - SOIL CLASSIFICATION

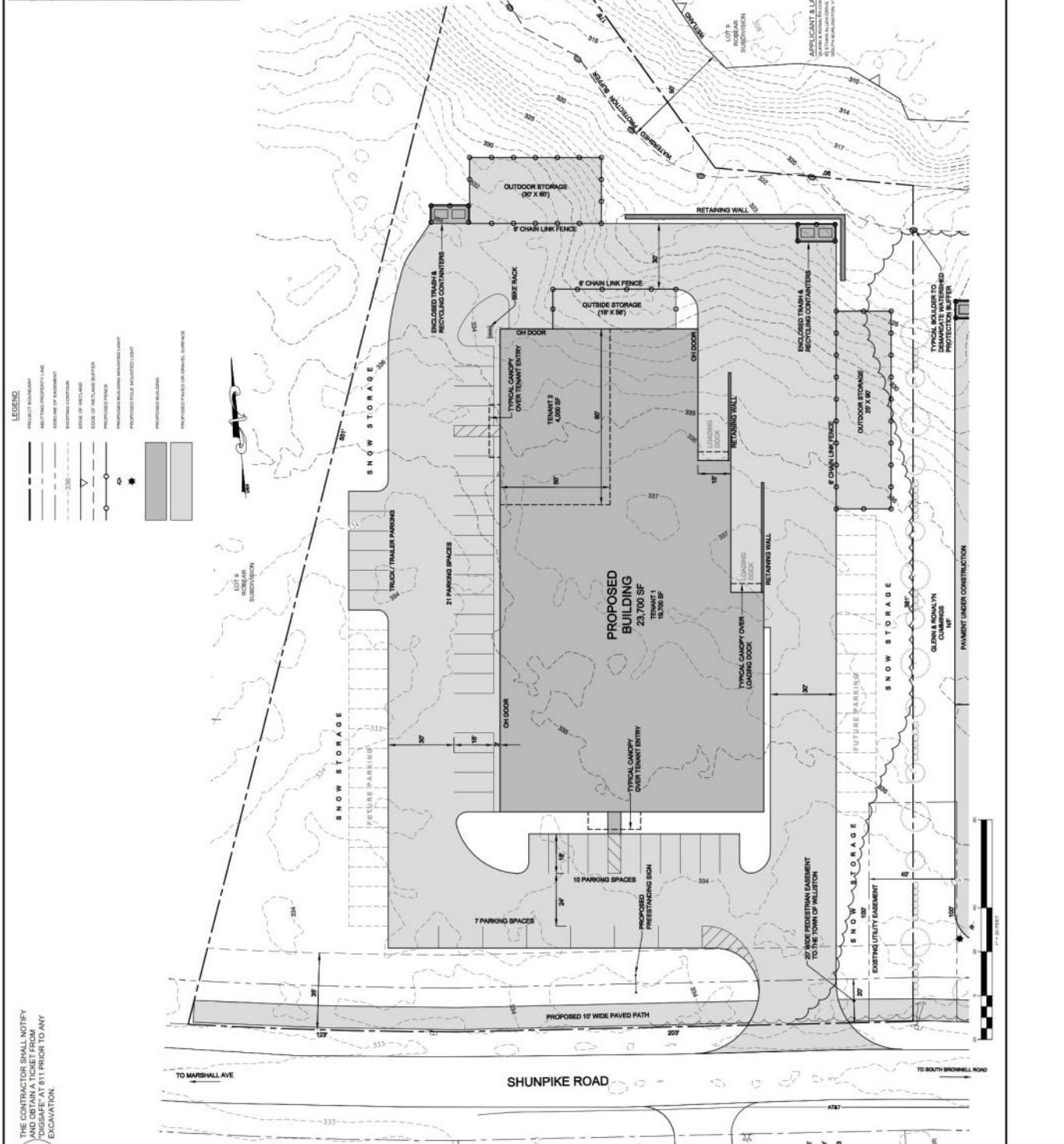
AA - SAND AND GRAVEL  
AS - SANDY SILT  
AU - SANDY SILT AND CLAY  
AC - SANDY CLAY  
AC - SANDY CLAY  
AC - SANDY CLAY  
AC - SANDY CLAY  
AC - SANDY CLAY  
AC - SANDY CLAY

### PANEL DATA

PROJECT NUMBER: 2023-001  
TOTAL PROJECT AREA: 2.78 ACRES  
SUBDIVISION: LOT 8 ROBEAR SUBDIVISION  
ZONING DISTRICT: INDUSTRIAL ZONING DISTRICT (I-1)  
APPLICANT: GLENN & RONALYN CUMMINGS  
DATE: 07/20/2023

### NOTES

1. THIS PLAN IS SUBMITTED FOR BOUNDARY AND EXISTING PERFORMANCE.  
2. THE LAND IS NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES.  
3. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OF A STRUCTURE.



DAVID LECHE  
07/20/2023

F. E. HART  
07/20/2023

DAVID LECHE  
07/20/2023

### GLENN & RONALYN CUMMINGS

SHUNPIKE ROAD, WILLISTON, VT  
LOT 8 ROBEAR SUBDIVISION

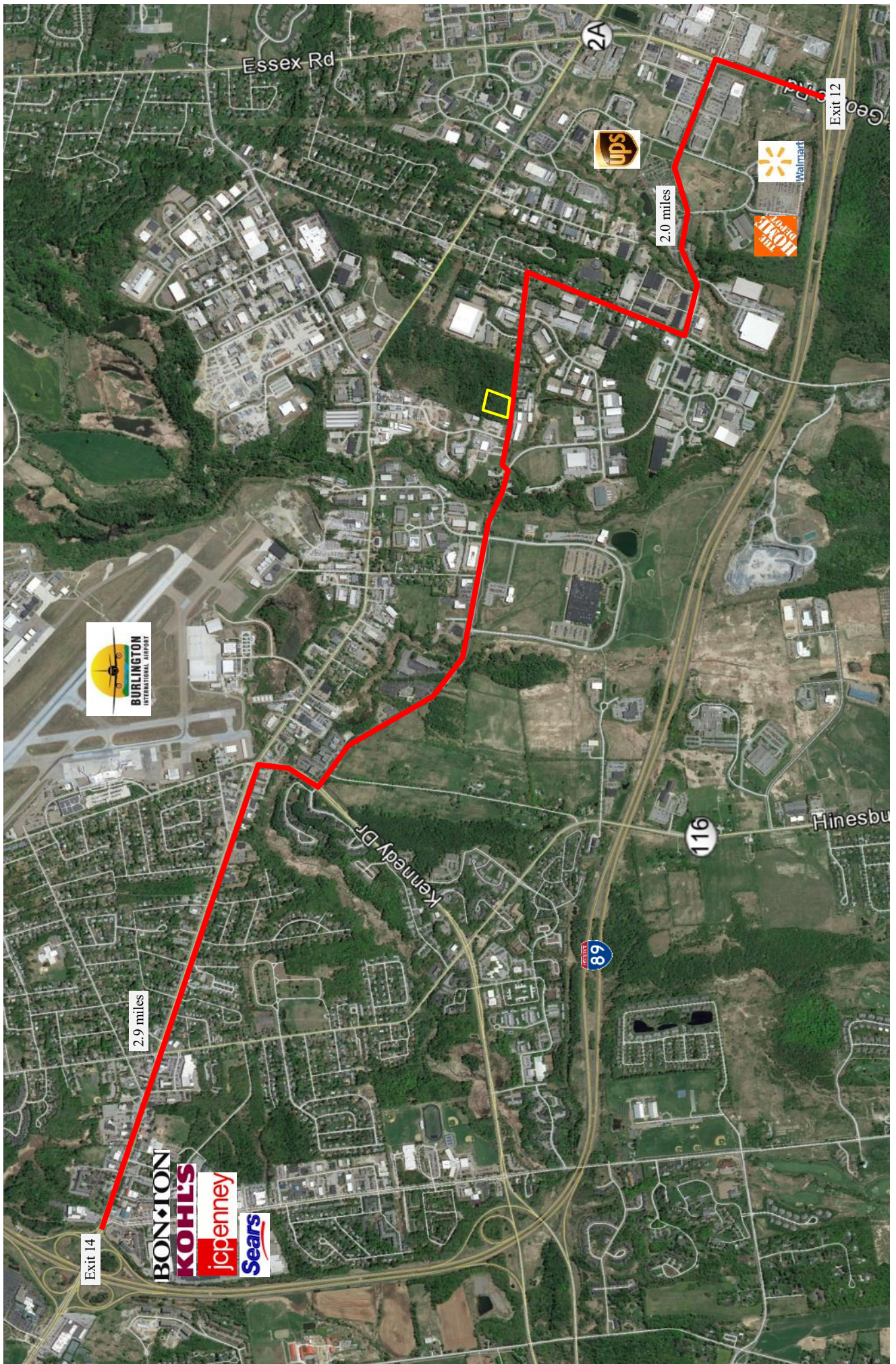
### SKETCH PLAN

TAX PARCEL # 07-105069800 D#P

Date:	07/20/2023
Drawn by:	DAVID LECHE
Check by:	F. E. HART
Scale:	AS SHOWN
Notes:	These plans shall only be used for the purposes stated herein.
	Architect's Stamp
	Professional Seal

### LANDSCAPE ARCHITECT

DAVID LECHE  
07/20/2023



Essex Rd

2A

Exit 12



2.0 miles



116

Hinesbu

Kennedy Dr

89

2.9 miles

Exit 14

BONOLON

KOHL'S

JCPenney

Sears