



Middlebury Industrial Property For Sale

© 28 Pond Lane, Middlebury, VT, USA

\$2,600,000

✓ 56 Pond Lane, Middlebury, VT, USA



Contact Information



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Description

38 Pond Lane, Middlebury, VT – Exceptional Manufacturing Facility on 18 Acres

Discover a prime industrial property offering versatility and ample expansion potential. Located in Middlebury, VT, 38 Pond Lane features a well-maintained 51,600 SF manufacturing facility on approximately 18 acres of land, with ample room for future development.

Property Features:

- **Total Building Size: 51,600 SF**

- **Office Space:** 6,000 SF, well-maintained, featuring multiple bathrooms, kitchenette, cafeteria, conference room, training room, reception area, and private offices.
- **Manufacturing & Warehouse Space:** 39,600 SF, air-conditioned with 14'-16' ceiling heights and tiled floors.
- **Additional Spaces:** 6,000 SF basement area, ideal for storage or additional use.
- **Loading Dock:** One for convenient shipping and receiving.

Building Details:

- **Electrical Service:** 800 AMP
- **Heating & Cooling:** Two boilers providing forced hot water heat, plus seven 10-ton air handlers for air conditioning.
- **Sprinkler System:** Full coverage throughout the building.
- **Paved Parking:** 120 parking spaces in good condition.

Expansion Potential: The property is situated in the Industrial District, allowing for up to 25% building coverage. With the current building coverage at just 6.6%, there's the opportunity to expand by approximately 144,420 SF.

Site Advantages:

- 18-acre level lot, ideal for future development.
- Well-maintained infrastructure and exterior.
- Potential for additional building or warehouse space.

Details

Price	\$2,600,000	Property Size	51,600 SF
Land Area	18 acres	Property Type	Industrial, Investment
Property Status	For Lease, For Sale		

Property Images

