

SHELBURNE GREEN & SHELBURNE GREEN SOUTH

SHELBURNE, VERMONT FOR LEASE



SHELBURNE'S NEWEST BUSINESS PARK!

BEAUTIFUL, CLASS A OFFICE & WAREHOUSE SPACE. THIS CAMPUS LIKE SETTING INCLUDES COURTYARD, LARGE OUTDOOR AREAS, SKYLIGHTS, AMPLE PARKING, AND MUCH MORE!

PHASE 2 CONSTRUCTION HAS BEGUN.

ALL SPACES CAN BE CONVERTED INTO OFFICE, IF NOT ALREADY DONE SO, AND ARE CUSTOMIZABLE TO FIT YOUR NEEDS.

SEE NEXT PAGES FOR ALL AVAILABLE SPACES.



POMERLEAU
REAL ESTATE



FOR MORE INFORMATION CONTACT:

YVES BRADLEY 802.863.8210 X14

802.363.5696

YBRADLEY@VERMONTREALESTATE.COM

SHELBURNE GREEN



An exciting opportunity to locate your business in an ideal pastoral setting with turnkey, custom fit-ups available. The former Barrecrafters facility in Shelburne has been completely redeveloped into a beautiful office and manufacturing campus. Office space available, with architectural test-fits available. We are also pleased to inform you this redevelopment project is targeting LEED Gold Certification. Available now!



SHELBURNE GREEN

BUILDING SIZE:

72,000 +/- SF

20.7 ACRES

192 +/- PARKING SPACES

RATES:

OFFICE \$13 - \$14/SF (depending on size & fit-up) NNN + UTILITIES

WAREHOUSE \$10.50/SF NNN + UTILITIES

NNN'S APPROX \$3.70/SF

AVAILABLE SPACES:

OFFICE

SUITE 120 - 3,635 SF

SUITE 170 - 2,000 SF - AVAILABLE MAY 1, 2008

2,082 SF

OFFICE/WAREHOUSE

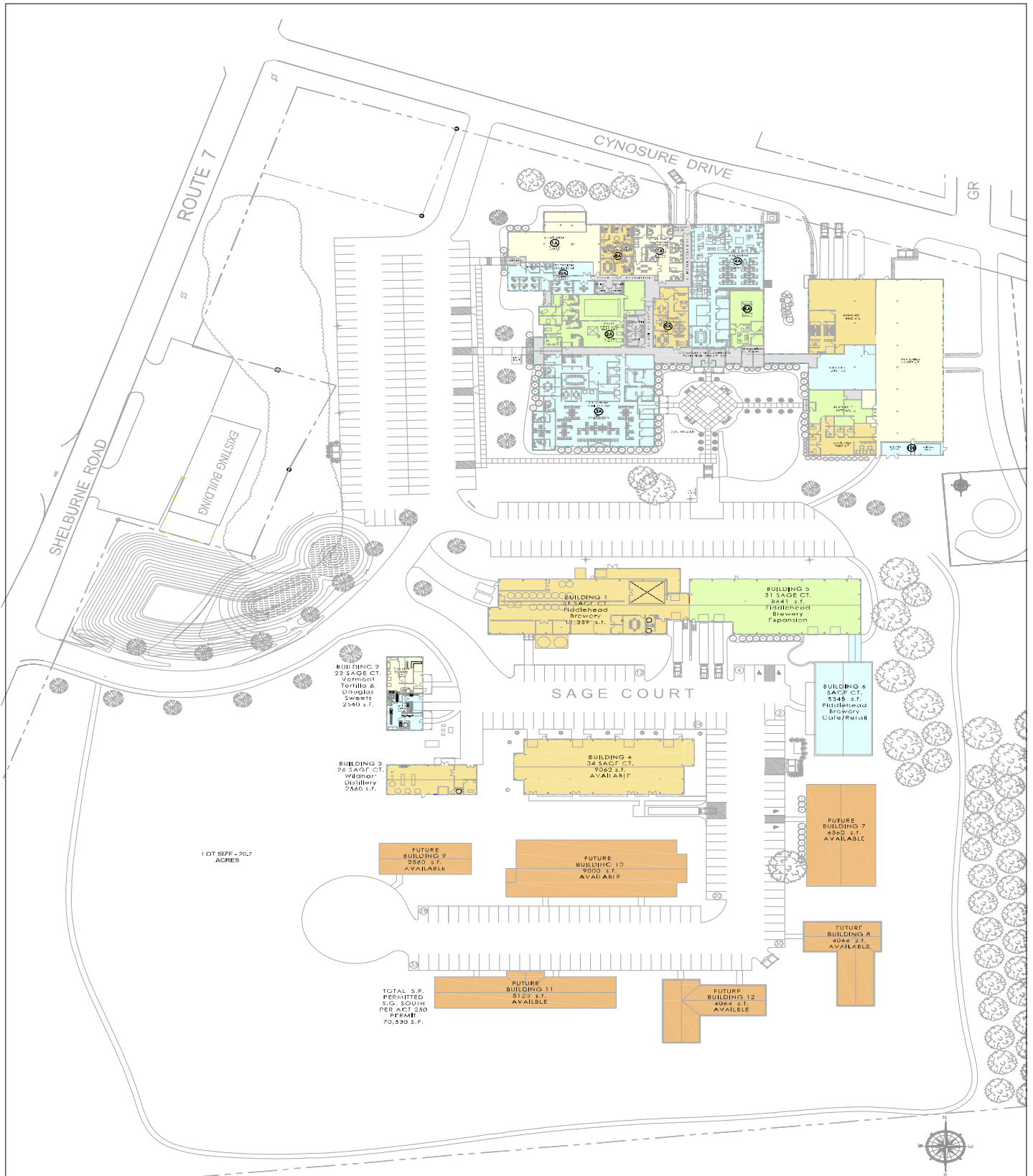
SUITE 200 4,189 SF

15,431 SF (WITH 1,000 SF OFFICE COMPONENT)

COULD BE SPLIT INTO SMALLER SUITES



SHELBURNE GREEN - PHASE 2



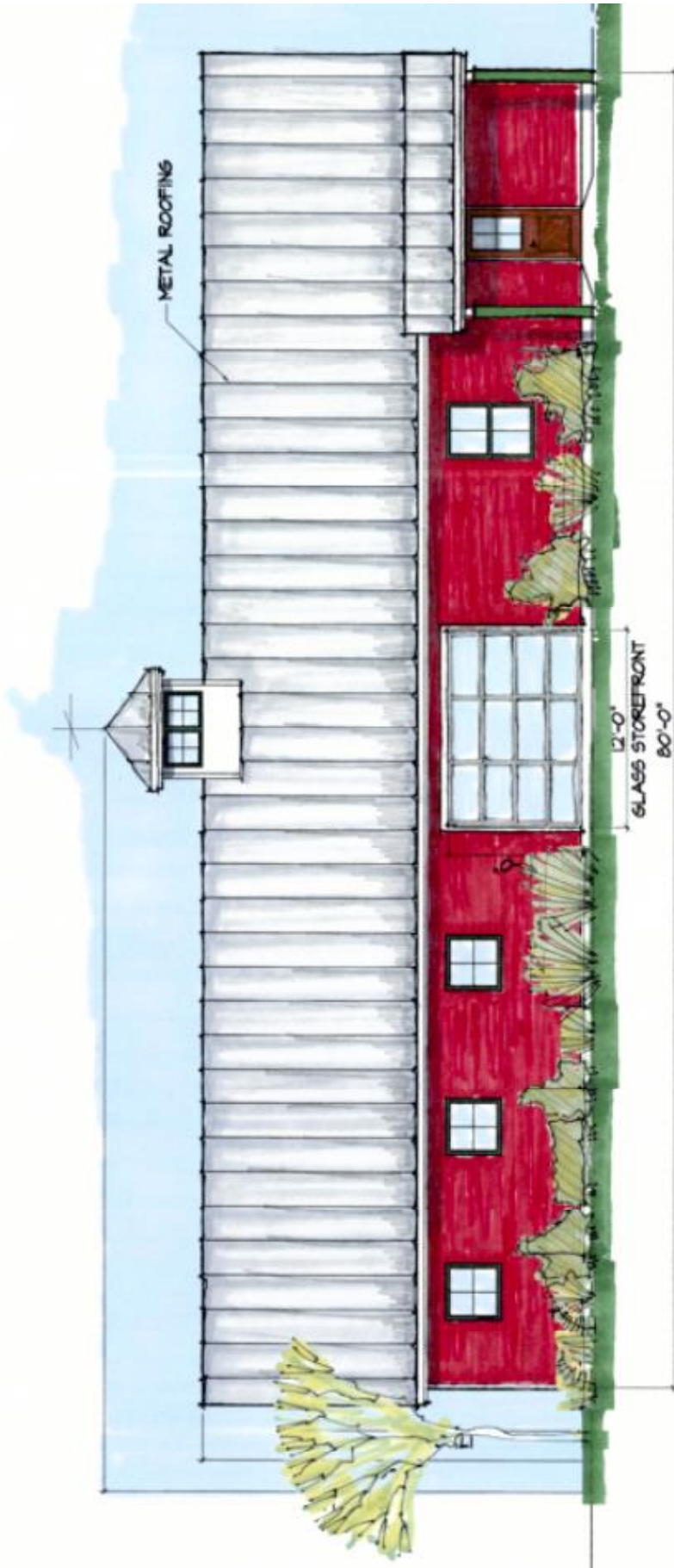
M1

Project Name:	Shelburne Green
Address:	120 Graham Way & Sage Court, Shelburne, VT
Scale:	1" = 100'
DATE:	08/11/10
BY:	JG
CHECKED BY:	JG
DATE:	08/11/10
PROJECT:	MASTER PLAN



J. GRAHAM GOLDSMITH
ARCHITECTS, P.C.
 7 Kilburn Street, Burlington, VT 05401 802-862-4053
 13 Essex Road, Nantucket, MA 02554 508-228-6047

SHELBURNE GREEN - PHASE 2



PHASE 2 - NOW IN CONSTRUCTION

BUILDING 1	9,840 SF - LEASED
BUILDING 2	2,560 SF - LEASED
BUILDING 3	2,560 SF - LEASED
BUILDING 4	9,062 SF - 2,071 SF LEFT TO LEASE
BUILDING 5	8,641 SF - RESERVED
BUILDING 6	5,345 SF - RESERVED
BUILDING 7	6,560 SF
BUILDING 8	4,064 SF
BUILDING 9	2,560 SF
BUILDING 10	9,000 SF
BUILDING 11	5,120 SF
BUILDING 12	4,064 SF

PRICE:

\$12.50/SF OFFICE SHELL
NNN's = APPROX \$2.50/SF