INNOVATIONBAYS

310 INNOVATION DRIVE · NORTH CLARENDON, VT 05759
RUTLAND AIRPORT BUSINESS PARK · LOT NO. 4

NOW PRE-LEASING
AUG – SEP 2026

NORTH CLARENDON, VERMONT

FLEX BAYS FOR LEASE

2 of 3 bays available · NNN · Owner-managed

$13.00
SF / YR NNN
+ $3.00/SF/yr CAM est. · + electric

400A	12x12	48"	+265-275	1 ac	CI
208/120V 3-PHASE	GRADE-LEVEL OH DOORS	DOCK DOOR · BAY 3	SF STORAGE MEZZ · FREE	PAVED LOT	ZONING · BY-RIGHT

AVAILABLE BAYS

BAY 1 — RESERVED

1,650 SF
RENTABLE AREA

+ 275 SF STORAGE MEZZANINE · INCLUDED

BASE RENT **$1,787/mo**
CAM **$3.00/SF/yr est.**

$13.00/SF/yr NNN · + electric submetered

- 12x12 grade-level overhead door
- 200A 3-phase · submetered
- In-unit bathroom
- **Floor drain**, wet and production ready
- 1 / 3 / 5+ yr lease

HELD FOR FIRST TENANT

BAY 2 — AVAILABLE

1,300 SF
RENTABLE AREA

+ 265 SF STORAGE MEZZANINE · INCLUDED

BASE RENT **$1,412/mo**
CAM **$3.00/SF/yr est.**

$13.00/SF/yr NNN · + electric submetered

- 12x12 grade-level overhead door
- 200A 3-phase · submetered
- In-unit bathroom
- Lowest entry cost of the three
- 1 / 3 / 5+ yr lease

AUG – SEP 2026 COMMENCEMENT

BAY 3 — AVAILABLE

1,750 SF
LARGEST BAY

+ 275 SF STORAGE MEZZANINE · INCLUDED

BASE RENT **$1,895/mo**
CAM **$3.00/SF/yr est.**

$13.00/SF/yr NNN · + electric submetered

- Two 12x12 grade-level OH doors
- **9x10 dock-high door** · 48" · dedicated apron
- 200A 3-phase · submetered
- In-unit bathroom
- 1 / 3 / 5+ yr lease

AUG – SEP 2026 COMMENCEMENT

PROPERTY SPECIFICATIONS

BUILDING	4,703 SF · 3 independent bays
STORAGE MEZZANINES	265–275 SF per bay · included, not in rentable SF
POWER	400A 208/120V 3-phase · 200A/bay submetered
GRADE-LEVEL DOORS	12x12 overhead · all bays
DOCK DOOR (BAY 3)	9x10 OH · 48" dock-high · dedicated apron
FLOOR DRAIN	Bay 1 confirmed · wet production ready
BATHROOMS	Private in-unit · every bay
PARKING	1.0 ac paved lot
ZONING	CI · production, fabrication and contractor by right

LEASE TERMS

BASE RENT	$13.00/SF/yr NNN
CAM (ESTIMATED)	$3.00/SF/yr · reconciled to actual
CAM INCLUDES	Taxes, insurance, REDC dues, lawn and snow
ELECTRIC	Submetered · tenant billed at actual reads
LEASE TERMS	1, 3, or 5+ years
COMMENCEMENT	Aug – Sep 2026 · pre-lease open now
MANAGEMENT	Owner-managed · direct contact
BROKERS	4% co-op · paid at lease execution
LOCATION	~20 min to Killington · Route 7 corridor

SUITABLE USES

- Skilled trades and contractors
- HVAC · plumbing · electrical
- Finish carpentry and millwork
- Upholstery and interiors
- Light fabrication and custom manufacturing
- Brewery and beverage production
- Food production and catering
- Creative and production studios
- Fitness and training facilities
- Landscaping and outdoor services
- E-commerce fulfillment and light assembly
- ~~Auto repair and body work excluded~~

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OWNER-MANAGED · DIRECT CONTACT
SAME-DAY RESPONSE · TOURS MON-SAT
4% BROKER CO-OPERATION · PAID AT LEASE EXECUTION