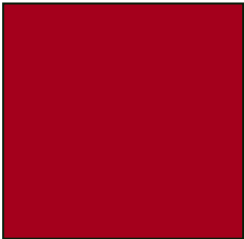


**Retail/Industrial Space  
For Lease  
4705 Williston Rd.  
Williston, VT**



**Corner Lot**  
Lot Size: 1.6 acres  
Building Size: 8,500 SF

- Features:**
- Great Visibility
  - Large Showroom
  - 3 offices
  - 2 overhead doors
  - 16X15 w/lift
  - 12X12
  - Two (2) one (1) ton cranes

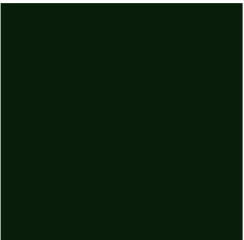
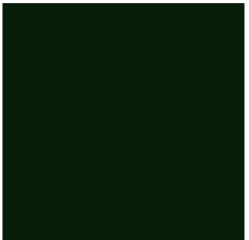
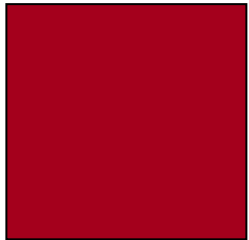
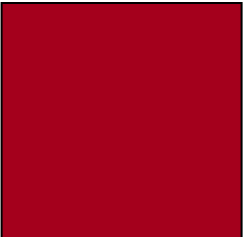


**Zoning:** Industrial Zoning District West

Distance to Airport: 1.6 miles  
Distance to Exit 12: 1.8 miles  
Distance to Exit 14: 2.7 miles

Traffic Counts: 18,200 ADT  
(between RT 2 and Industrial Ave)

Lease Rate: \$9,500/month NNN



**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.

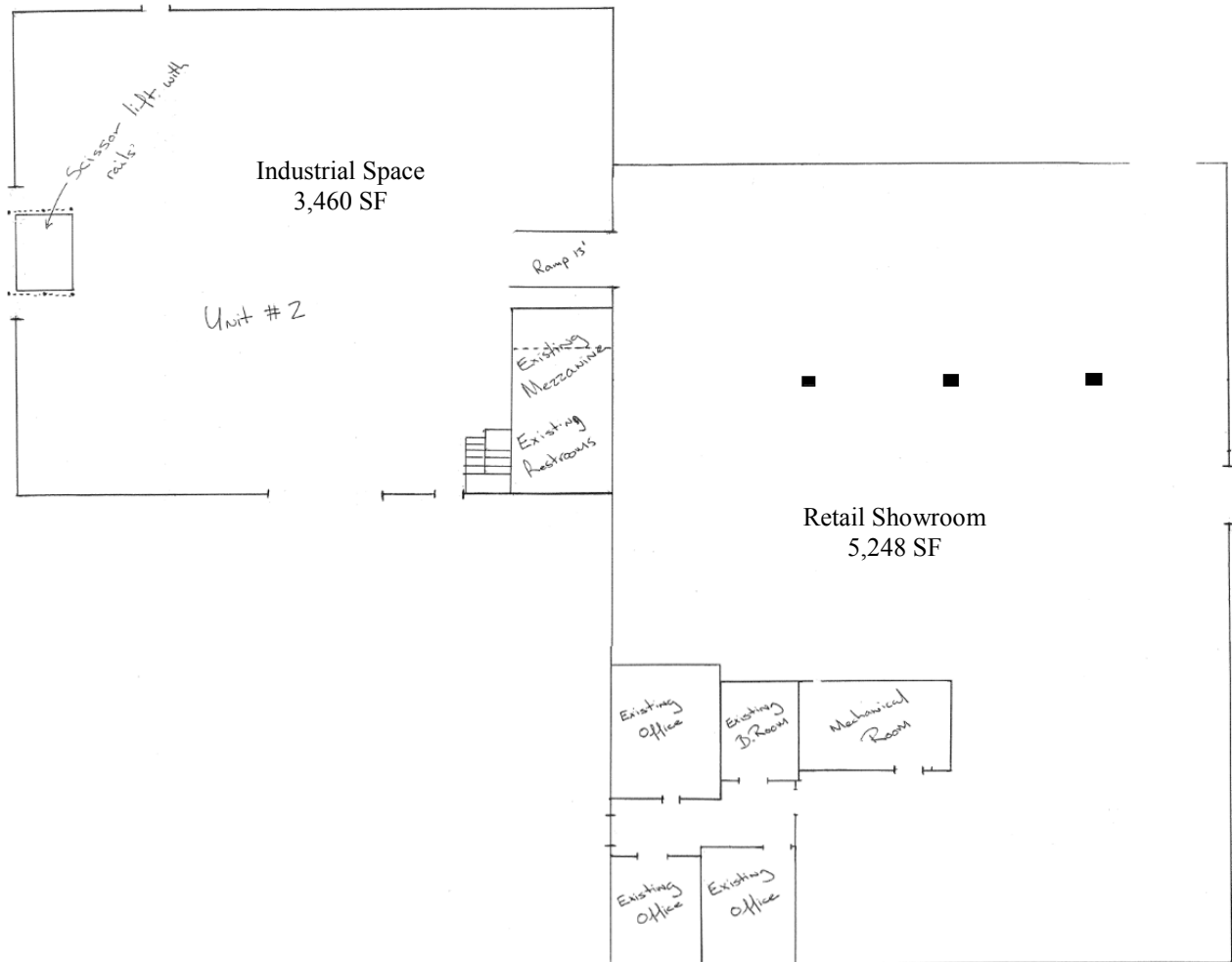
**Contact information**  
Jeff Nick  
NAI J.L. Davis Realty  
Direct: (802) 876-6923  
Email: jeff@jeffnick.com  
www.jldavisrealty.com





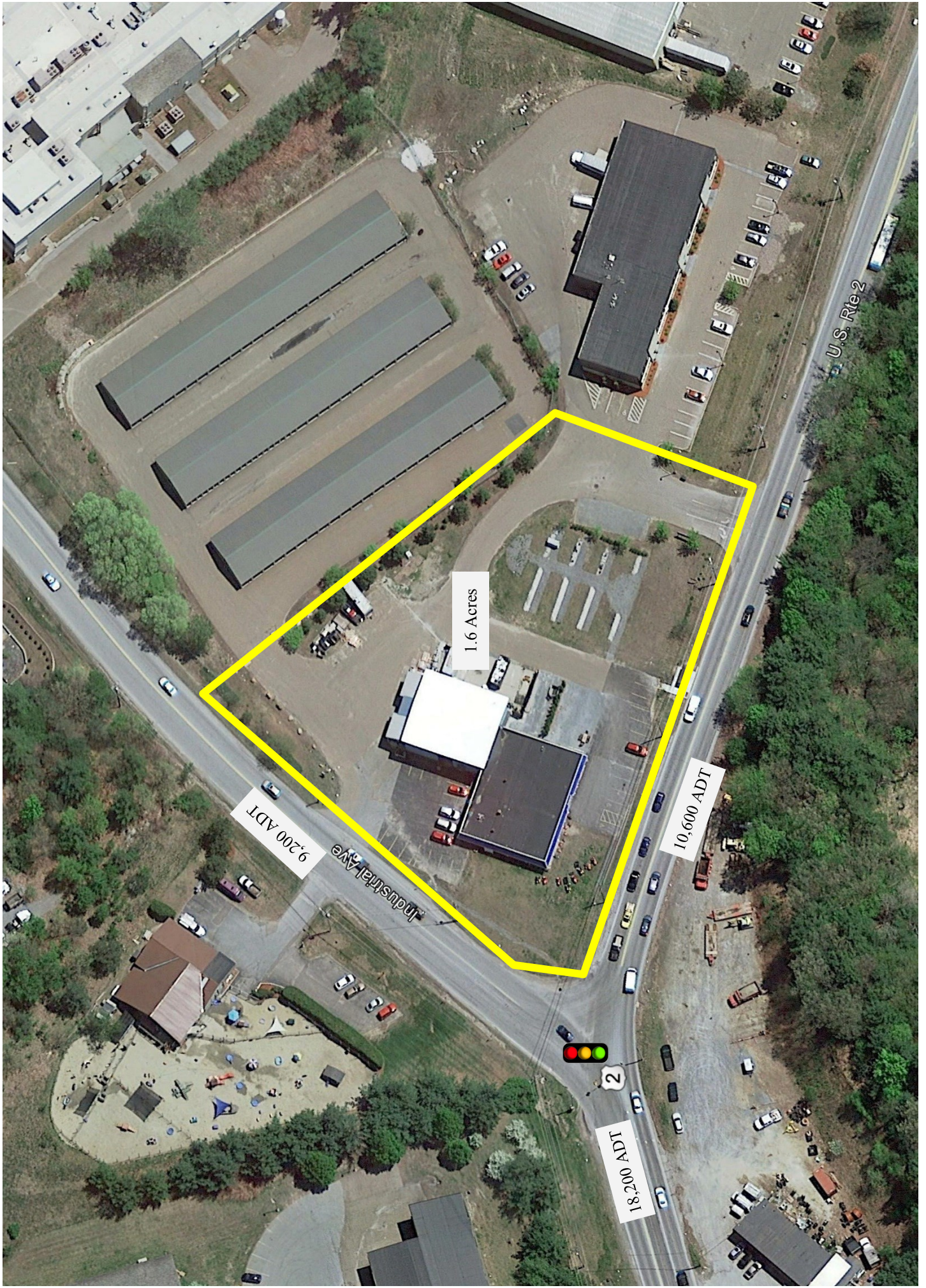
Potential Uses:

- Construction Contractors
- Manufacturing
- Wholesale Trade
- Motor Vehicles & Parts Dealers
- Home Furnishing Stores
- Building Materials Dealers
- Manufactured homes Dealers
- Rental & Leasing Services
- Technical & Trade Schools





4705 Williston Rd



1.6 Acres

9,200 ADT

18,200 ADT

10,600 ADT

U.S. Rte 2

Industrial Ave



