

TECHNOLOGY PARK

FLEX SPACE FOR LEASE



LOCATION: 30 COMMUNITY DRIVE
SOUTH BURLINGTON

SIZES: 15,830 SF AND 34,000 +/- SF

RATE: \$7.50/SF NNN
NNN: \$5.40/SF (INCLUDES HVAC)

BUILDING DESCRIPTION:

THESE MULTI USE SPACES FEATURE MODERN CAPABILITIES WITH ACCESS TO MULTIPLE FIBER OPTIC VENDORS, ULTRA-RELIABLE AND REDUNDANT POWER SOURCES, CLIMATE CONTROLLED FACILITY AND SPACE #1 HAS ACCESS TO 3 LOADING DOCKS ON THE EAST SIDE OF THE BUILDING. WITH ITS 19' HIGH CLEAR CEILINGS IN MOST LOCATIONS, IT CREATES AN OPEN AND AIRY ENVIRONMENT FOR MANUFACTURING, WAREHOUSE OR OFFICE NEEDS.



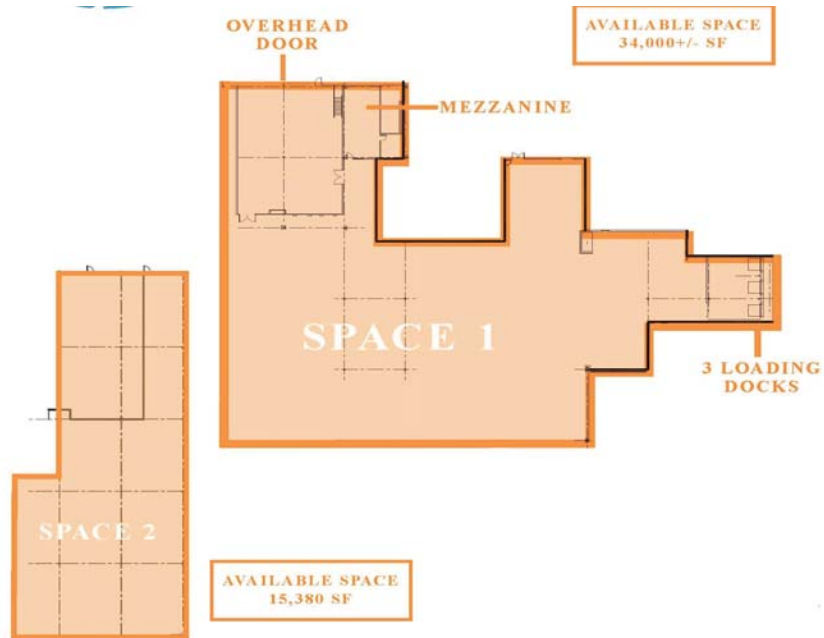
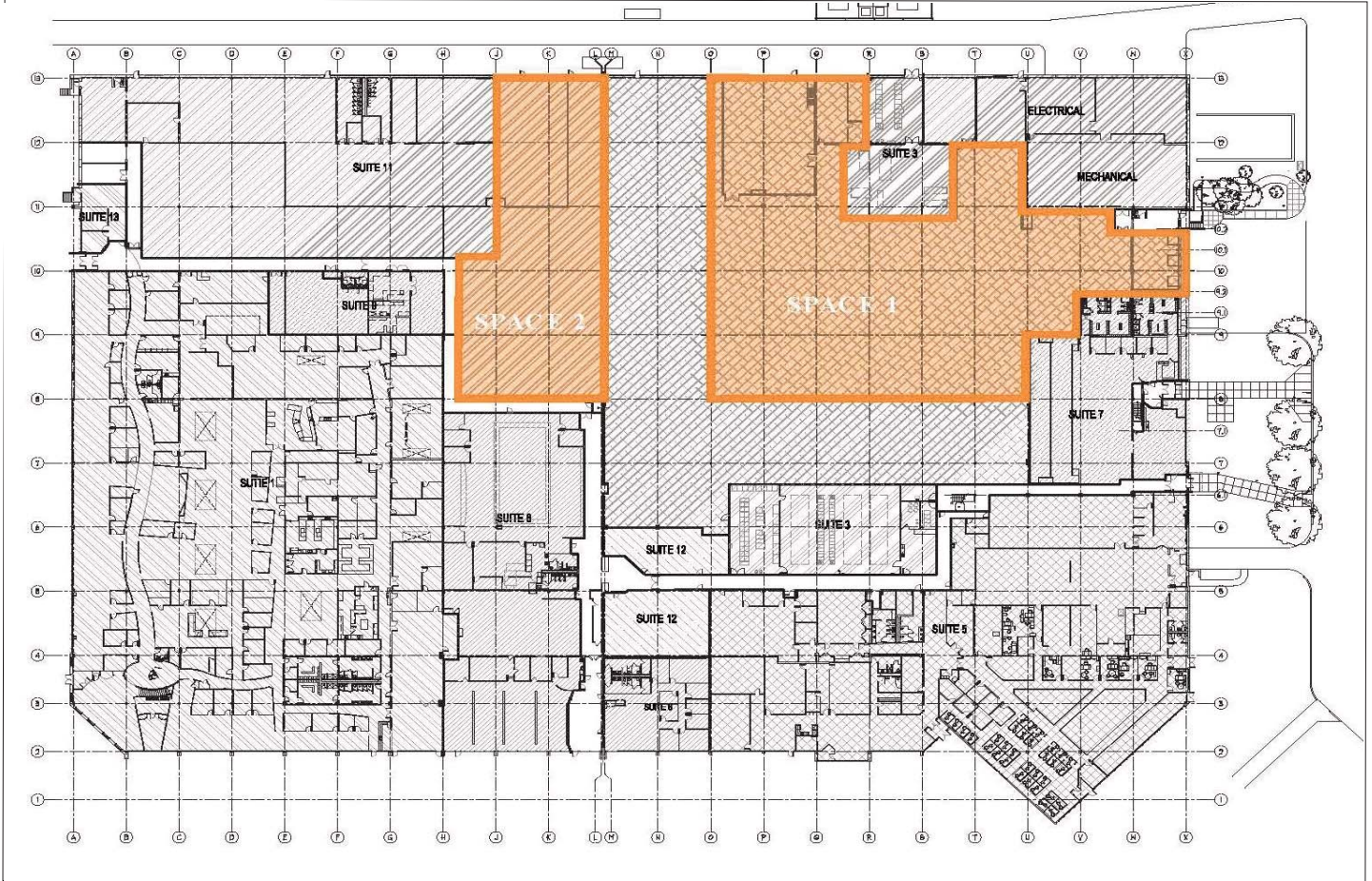
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SPACE AVAILABLE:

TECHNOLOGY PARK IS PLEASED TO OFFER TWO UNIQUE SPACES IN THE BUILDING. SPACE #1 HAS 34,000+/- SF AND SPACE #2 HAS 15,380 SF FOR USERS LOOKING FOR A FUNCTIONAL WAREHOUSE WITH LOW OPERATING COSTS THAT IS ALSO METICULOUSLY MAINTAINED AND MOVE IN READY. LANDLORD IS ALSO WILLING TO CONVERT EITHER SPACE TO OFFICE.

EXISTING INFRASTRUCTURE:

ELECTRICAL - CURRENTLY A 277/480 VOLT, 800-AMP SERVICE IS FED INTO THE SPACE. IF MORE IS NEEDED WE HAVE PLENTY MORE AVAILABLE IN ADJACENT MAIN ELECTRICAL ROOM THAT COULD BE INSTALLED AS PART OF ADDITIONAL FIT-UP.

HEATING - THERE ARE TWO SPARE BOILERS CURRENTLY IN ADJACENT MECHANICAL ROOM AT 5.2 MBTU/HR CAPACITY - OVER 10 MBTU/HR TOTAL.

COOLING - 300 TONS OF COOLING AVAILABLE FOR A NEW TENANT. ADDITIONAL 300 TONS AVAILABLE.

