

FOR LEASE

Flex Space Available in the Cheese Plant Building

6,300 +/- SF



10516 RTE 116
HINESBURG, VERMONT 05461



FERNANDO CRESTA

O: 802.222.0607
C: 802.343.1305
E: FCRESTA@NEDDERE.COM

JAEGER NEDDE

O: 802.735.0753
C: 802.777.0732
E: JNEDDE@NEDDERE.COM

OVERVIEW

Well maintained Research and Development space coming available in Hinesburg, Vermont. Currently home to Senix, with Vermont Smoke & Cure and Foam Brewery as neighbors.

The space currently consists of a large open 102' x 59' flex space, conference room, kitchenette with oven, and a smaller office section, which currently contains cubicles. The ceiling height is 12 ft or higher throughout. The property is serviced by local property management.

Allowed uses:

- Government Facility
- Light industry or Manufacturing
- Food or Beverage manufacturing
- Agricultural processing
- Laboratory or R&D facility
- And More!



CHEESE PLANT | 10516 RTE 116, HINESBURG, VERMONT

RATE AND SIZE(S)

SIZE:

6,300 +/- SF

LEASE RATE:

\$8.50/SF + NNN (\$2.73)

ZONING:

Industrial Zone 3

CEILING HEIGHT:

12+ feet

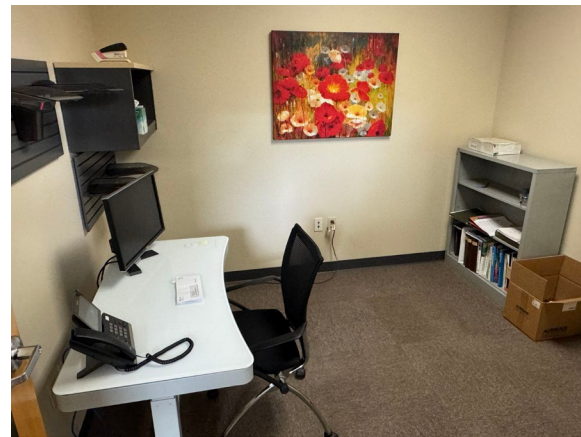
AVAILABLE:

Immediately

PARKING:

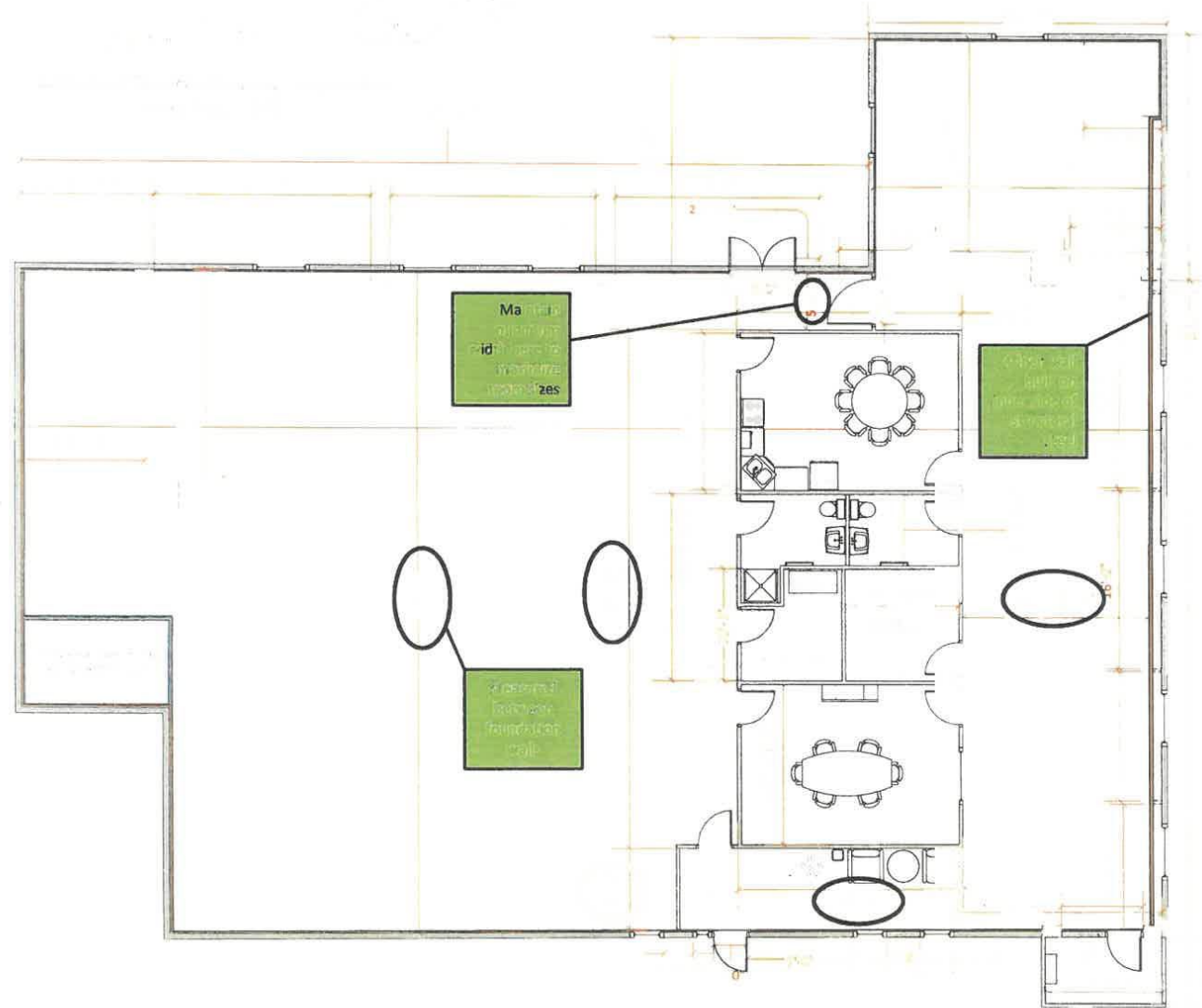
Ample on-site parking

PHOTOS



CHEESE PLANT | 10516 RTE 116, HINESBURG, VERMONT

FLOORPLANS



CHEESE PLANT | 10516 RTE 116, HINESBURG, VERMONT