



210 RIVERSIDE DR

BRATTLEBORO, VT

FOR LEASE | 180,000 SF WAREHOUSE SPACE

- 35' Ceiling Height
- 2 Miles to Route 91
- On 18 Acres

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

310,000 SF Warehouse Building on 18 AC for Lease

LOCATION HIGHLIGHTS

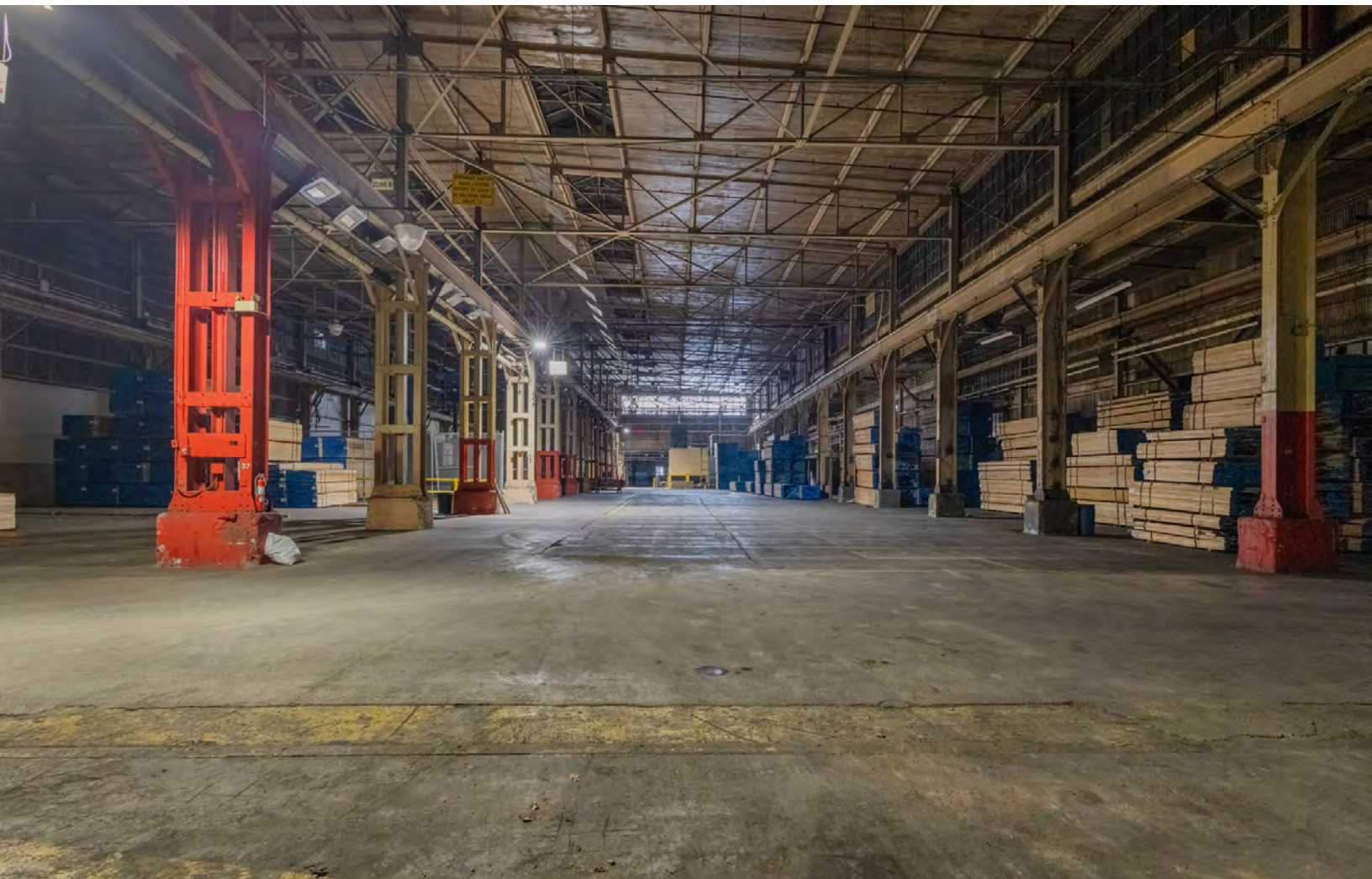
- 1.5 Miles to Route 119
- 2 Miles to Route 91
- 1.9 Miles to Route 9

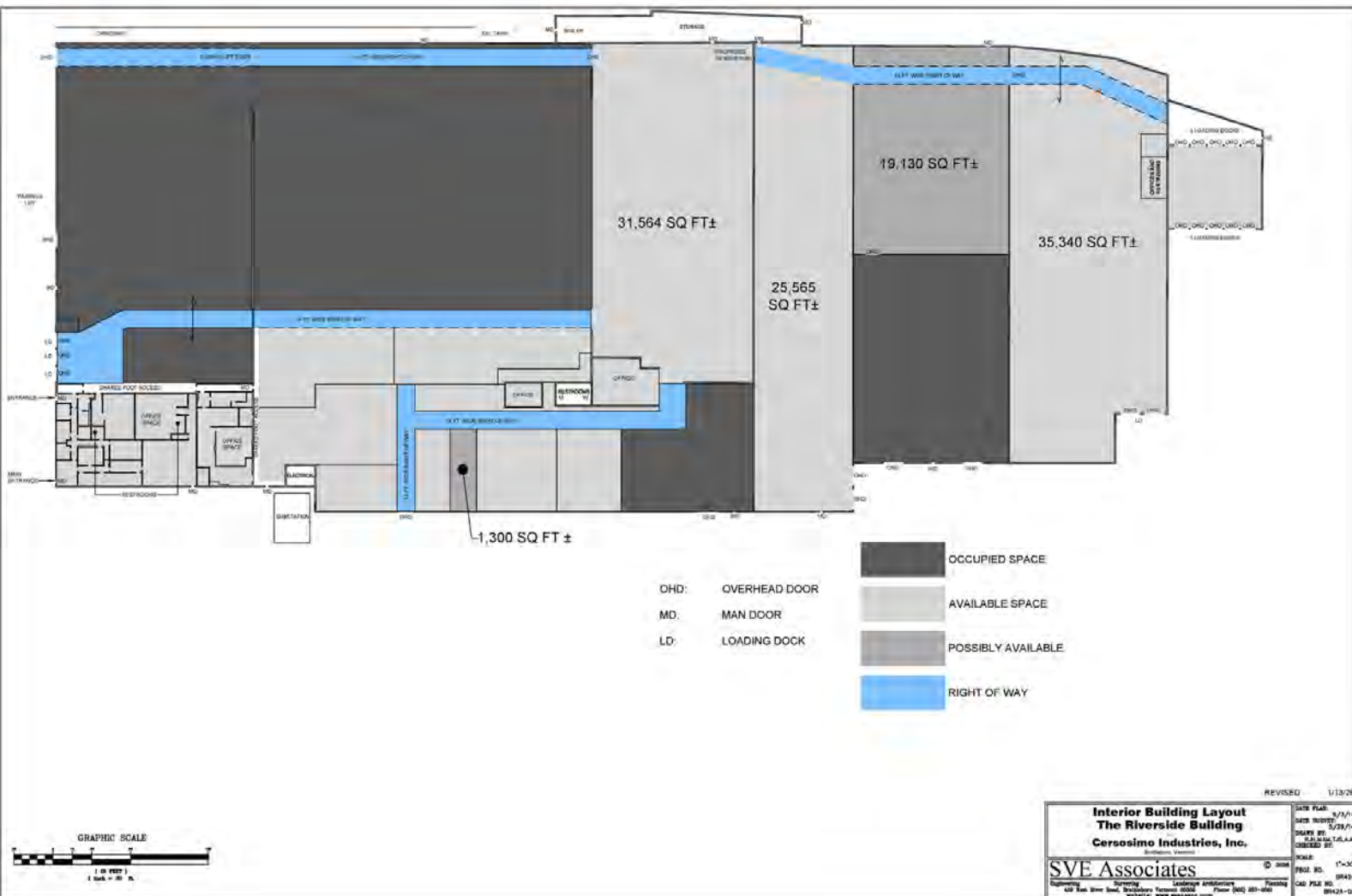
PROPERTY SPECIFICATIONS

Building Size:	310,000 SF
Available SF:	180,000 SF
Lot Size:	18 AC
Class:	B
Docks:	10 ext.
Drive Ins:	7 tot.
Sprinklers:	Yes
Construction:	Masonry
Clear Height:	35'
Utilities:	Heating
Parking Spaces:	100 Spaces
Lease Rate:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,011	8,181	14,042
Total Population	10,406	17,524	31,827
Average HH Income	\$84,410	\$89,611	\$98,677









30

5

Linden St

High St

BRATTLEBORO

142

Vernon St

210 RIVERSIDE DR.
BRATTLEBORO, VT

ALGIERS

GUILFORD

Connecticut River

119

HIGHWAY PROXIMITY



2.4 MILES
7 MINUTES



1.5 MILES
3 MINUTES



1.9 MILES
7 MINUTES

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BRATTLEBORO, VT

FOR LEASE | 180,000 SF WAREHOUSE BUILDING ON 18 AC

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