



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

CORFAC 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.
Power:	4,000 Amp, 480 Volt, 3 Phase
Sprinklers:	Yes
Construction:	Masonry
Clear Height:	35'
Utilities:	Heating
Parking Spaces:	100 Spaces
Lease Rate:	Market

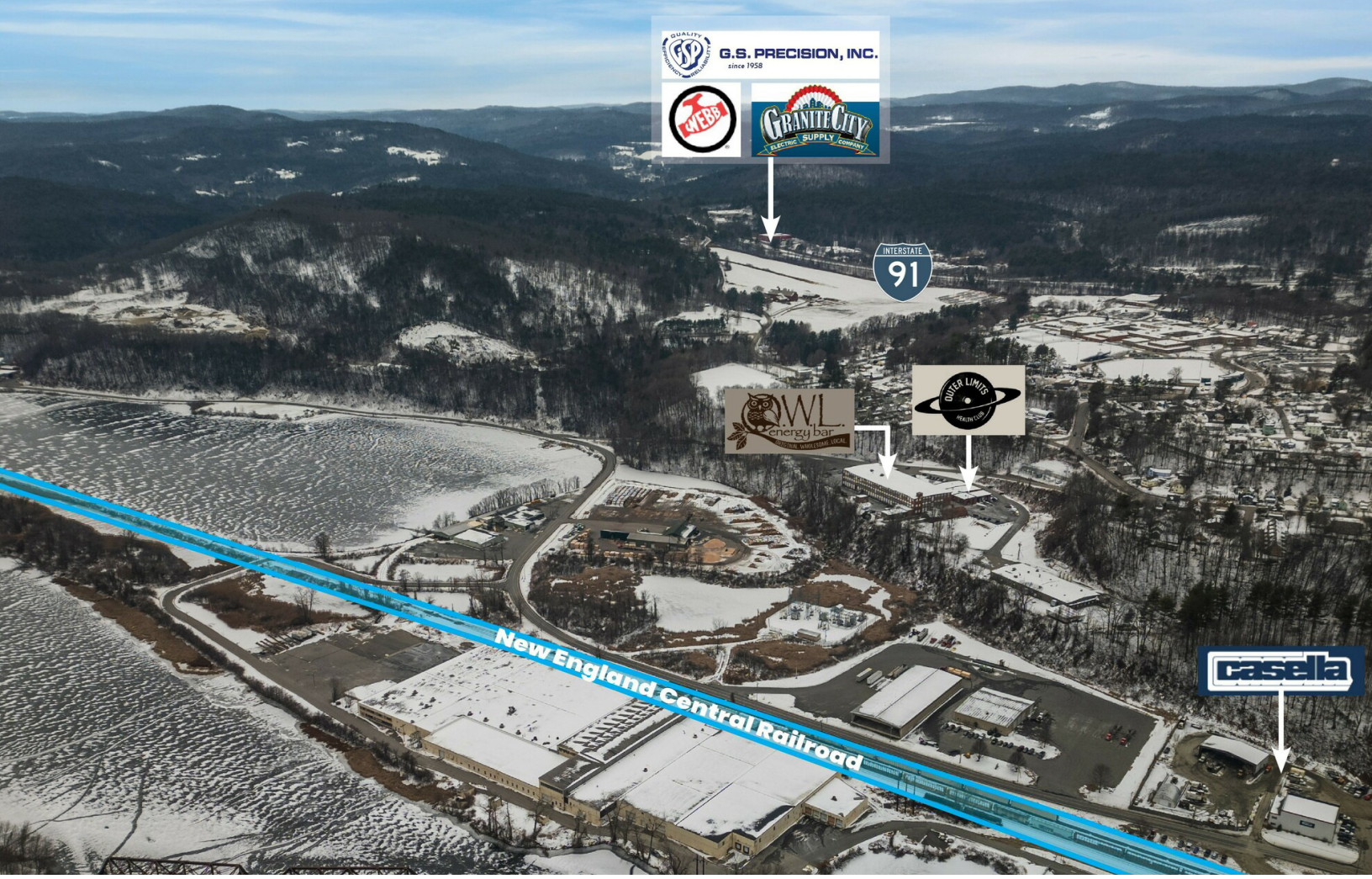
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,011	8,181	14,042
Total Population	10,406	17,524	31,827
Average HH Income	\$84,410	\$89,611	\$98,677

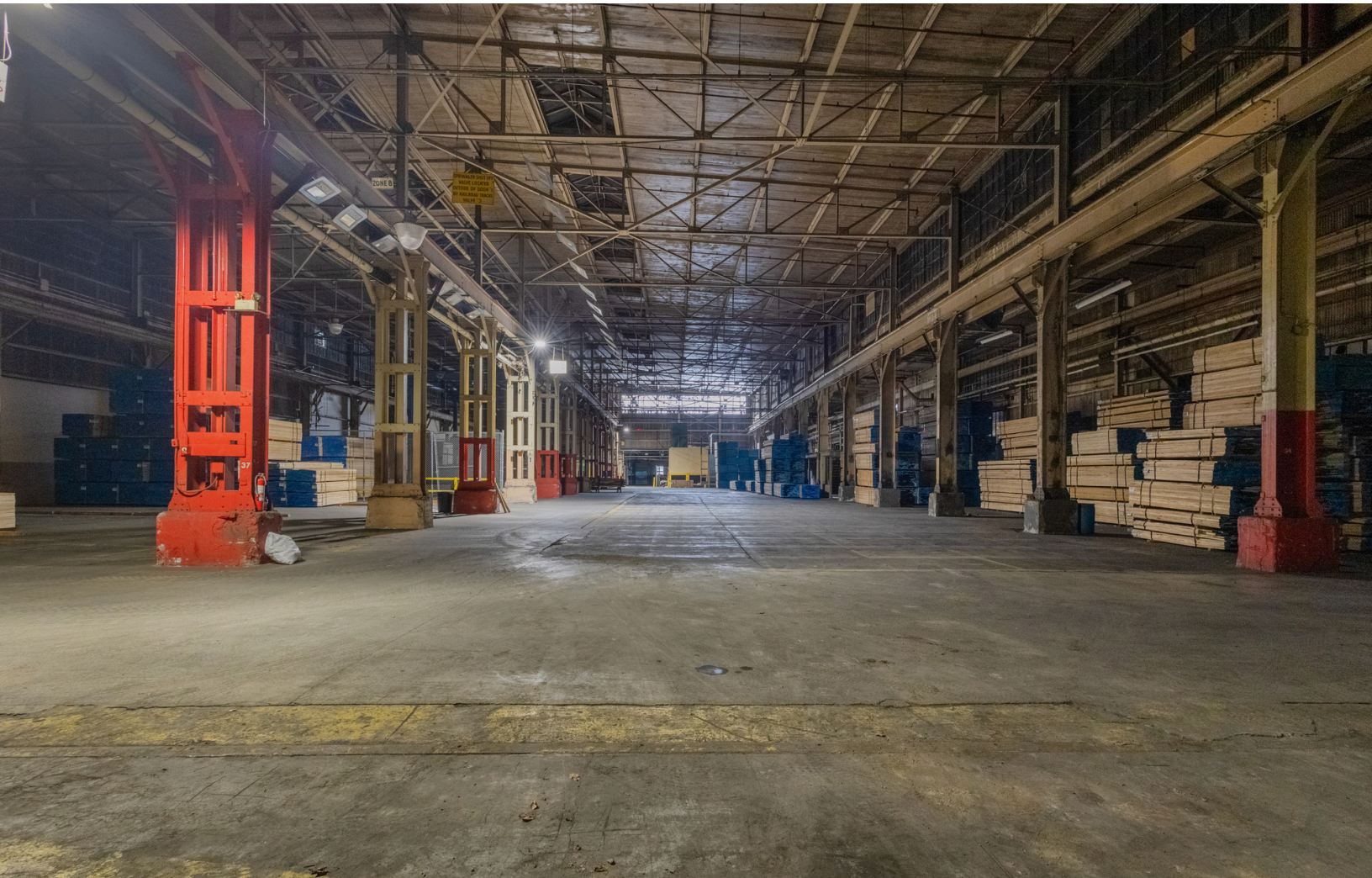


RIVERSIDE ELECTRICAL

FROM NORTH TO SOUTH

Loading Docks & Prime Rental Space:	200 Amp, 480 Volt
CII East:	200 Amp, 480 Volt
Secondary Rental Section (Higley):	Panel #1 60 Amp, 120/240 Volt Panel #2: 100 Amp, 480 Volt (Potential for 200 Amp, 120/240 Volt)
Eastern Ridge Under Low Roof:	Panel #1: 200 Amp, 480 Volt Panel #2: 225 Amp, 480 Volt
Back Offices on Eastern Edge:	Panel #1: 400 Amp, 480 Volt Panel #2: 60 Amp, 120/240 Volt Panel #3: 100 Amp, 120/240 Volt
CLC North:	No panels separate from Eastern Ridge, but with overhead busduct with nearly unlimited 480 Volt potential
CLC South W/OHD's:	Panel #1: 200 Amp, 480 Volt Panel #2: 100 Amp, 120/208 Volt
Front Offices (North East Corner):	Panel #1: 200 Amp, 480 Volt Panel #2: 200 Amp, 120/208 Volt Panel #2: 60 Amp, 120/480 Volt







30

5

Linden St

High St

BRATTLEBORO

9

INTERSTATE
91

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

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