



investors corporation of vermont

## 21 GREGORY DRIVE

location ideally suited for a technical, engineering or IT service company

**21 GREGORY DRIVE, in South Burlington** is state-of-the-art, 35,000 square foot building centrally located in South Burlington, Vermont.



### Key Building Facts:

- 39,279 square feet
- 3.5 Acre Site
- 139 Parking Spaces
- Completed in 1994
- Advanced Heat Pump System with off-site DDC control
- Redundant Power and Communications
- Central Location with quick access to Interstate 89, downtown Burlington, UVM, Burlington International Airport (see attached site map)
- 277 480v 3 phase 800 amp, plus 1,200 amp service;
- Lease Opportunities: 10,768 rentable square feet of space , private bathrooms, abundant windows and light, convenient on-site parking; access to all major tele/data communication providers in the area, overhead door to service light shipments and deliveries. Within 1.6 miles to Burlington International Airport; 2.24 mile to I-89 interstate access.

Contact our office for additional information regarding minimum lease term and rental rates (802) 861-4033



Uniquely situated on the corner of Kimball Ave and Gregory Drive, close to the Burlington International Airport and interstate access, this location provides for access to a number of communication providers; Fairpoint, Sovernet, Level 3, Comcast AT&T and Verizon. The parcel is situated in a commercial park.

