

Available Commercial Properties in Milton, VT

(Updated 2/6/2018)

The following document contains a listing of commercial and industrial properties available in Milton. On each page you will find a map showing the location of the property, a brief overview of the property, potential commercial/industrial zoning uses for that property, and contact information for the owner or seller. The properties are arranged alphabetically by street name and the table of contents provides a quick overview of the properties.

If you have a commercial or industrial building or land for sale, or if you notice a property on this list that is no longer available, please contact Victor Sinadinowski in the Milton Planning & Economic Development Office at:

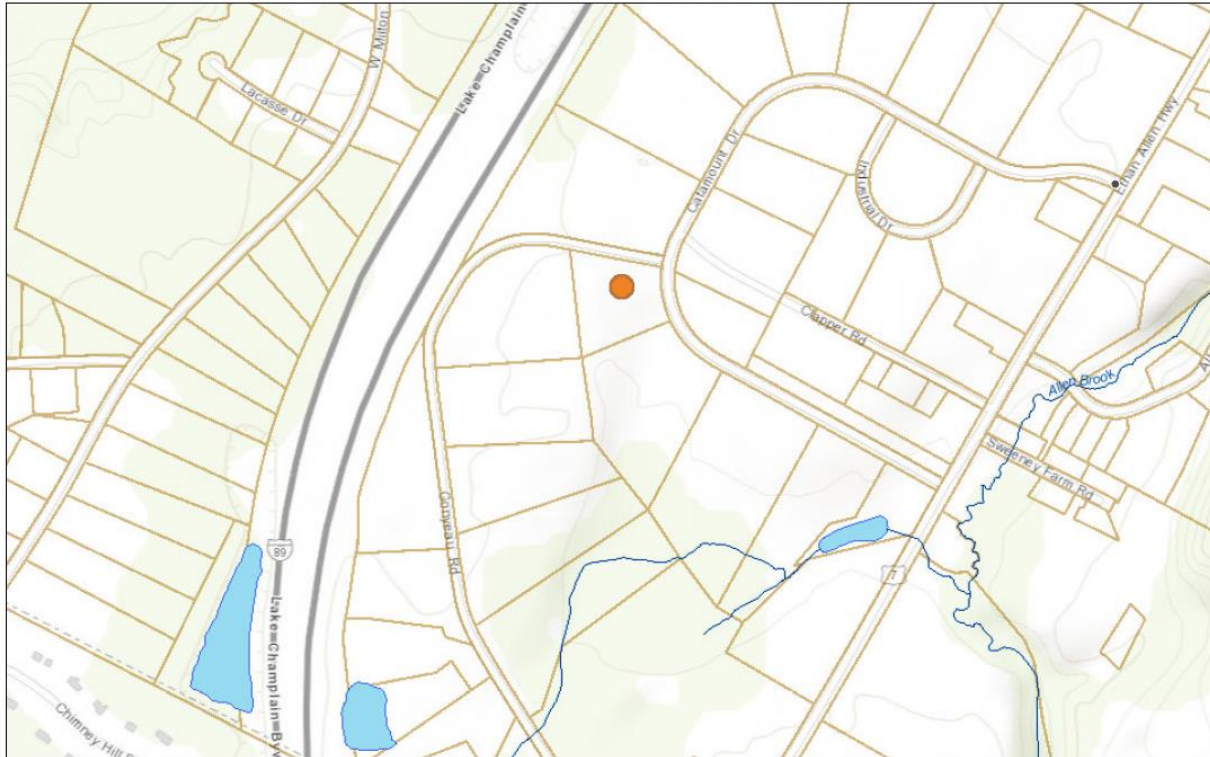
vsinadinowski@town.milton.vt.us or (802) 893-1186

Thank you!

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107 Catamount Drive – Two Industrial Spaces for Lease



There are two industrial spaces available for lease on this property. One unit is **10,000 square feet** and the other is **7,000 square feet**. Located on **Catamount Drive** at the intersection with **Gonyeau Road**, this property is a one-minute drive from **Route 7** and is conveniently located less than 5 minutes to **I-89**. Both available spaces are wide open with a ceiling height of 22 feet, and both have a loading dock and a drive-in overhead door.

Some **potential uses** for these spaces may include: lumber yard, light industry, food or beverage manufacturing, research facility, heavy industry, artisanal manufacturing, wholesale trade, warehousing, and more!

Contact **Milton's Planning & Economic Development** office for a complete listing of allowed and conditional uses, and more information about the development review process.

For further details on the property, please contact **Duncan Harris** at: (802) 658-0088 or (802) 343-4661 or e-mail at Duncan@kingslandvt.com .

12 River Street – Two Commercial Spaces



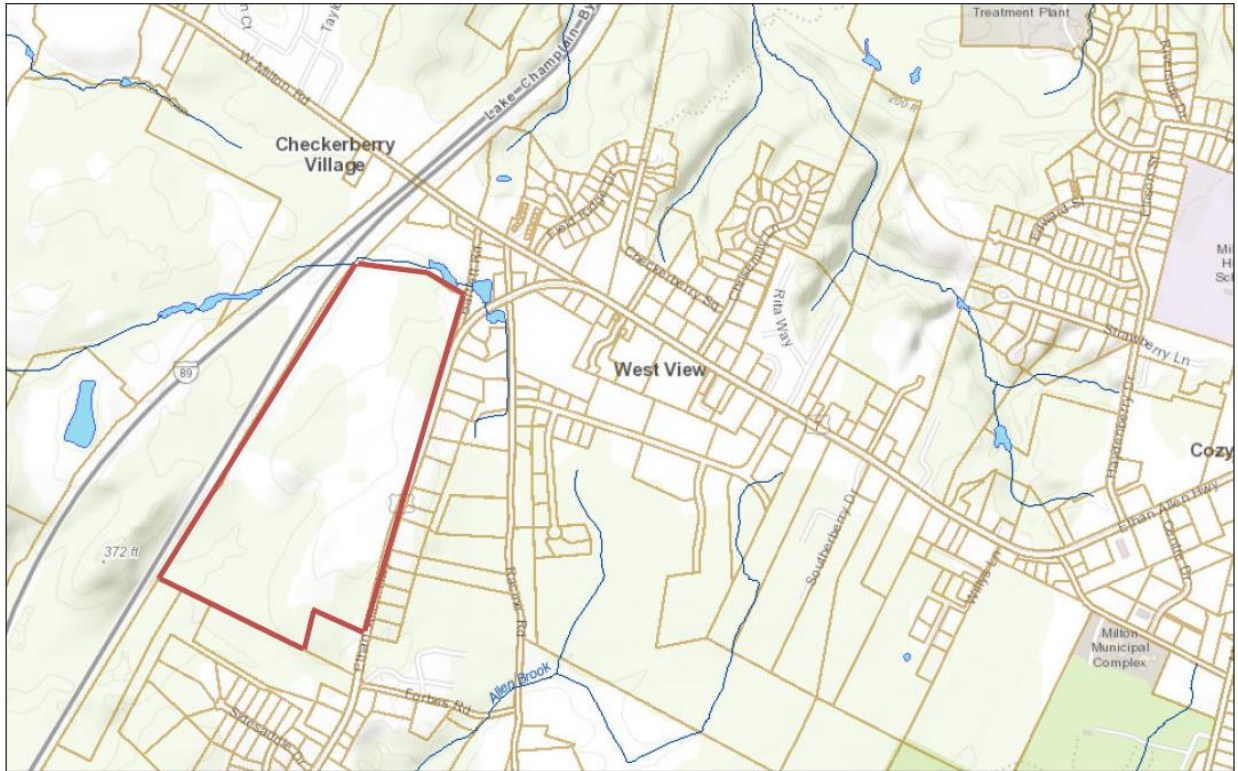
This property contains three commercial units, with one presently occupied by a hair salon, leaving two remaining units. One unit is **1,020 square feet** and the other is **920 square feet**. It is located on **12 River Street** (Route 7) and is conveniently located 10 minutes from **I-89**, about 20 minutes from both St. Albans and Burlington. It is also nestled in a pedestrian friendly part of Milton.

Some **potential uses** for the property may include: professional offices, medical clinics, personal services, veterinarian services, retail sales, repair services, convenience stores, and more!

Contact **Milton's Planning & Economic Development** office for a complete listing of allowed and conditional uses, and more information about the development review process.

For further details on the property, please contact **Brian or Dale Desranleau** at: **(802) 893-7086** or **(802) 752-0119** or d-desranl@zoo.uvm.edu .

Route 7 South – 107 acres – with frontage on Route 7 and I-89



This property is **107.2 acres** with significant frontage on **Route 7** and an even larger boundary abutting **I-89** in the rear. The property can be subdivided or developed as is, and it has access to water, sewer and gas, making it an easy place to set up an operation. The nearest ramp onto I-89 is only a **5 minute drive** and the property is also a 5 minute walk or drive to many convenient commercial, municipal and recreational spots in Milton.

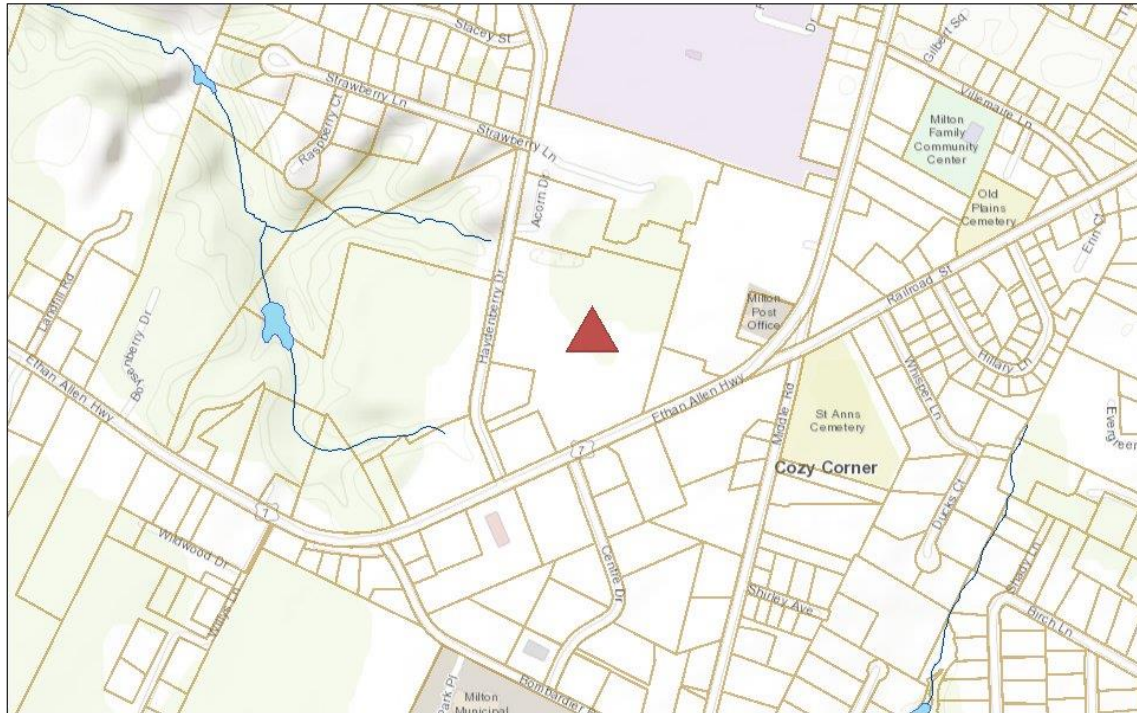
Some **potential uses** for the property include: light industry, food/beverage manufacturing, artisanal manufacturing, research facility, wholesale trade, warehouse, storage, fuel distributor, contractor yard, heavy industry, transit facility, media, communications, data center, and more!

Contact **Milton's Planning & Economic Development** office for a complete listing of allowed and conditional uses, and more information into the development review process.

For further details on the property, please contact **Charlotte Gardner** at: **(802) 324-2456** or Charlotte@livingvermont.com.

Route 7 South – Milton Square – To-Be-Built Space Available!

ArcGIS Web Map



December 15, 2017

- River or Stream Centerline
- Water Bodies
- 2016 Tax Parcel Boundary

1:9,028
0 0.075 0.15 0.3 mi
0 0.075 0.15 0.3 km

Sources: Esri, HERE, DeLorme, Intermap, increment P. Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kasaster NL, Ordnance Survey,

Web AppBuilder for ArcGIS
VCOI, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA]

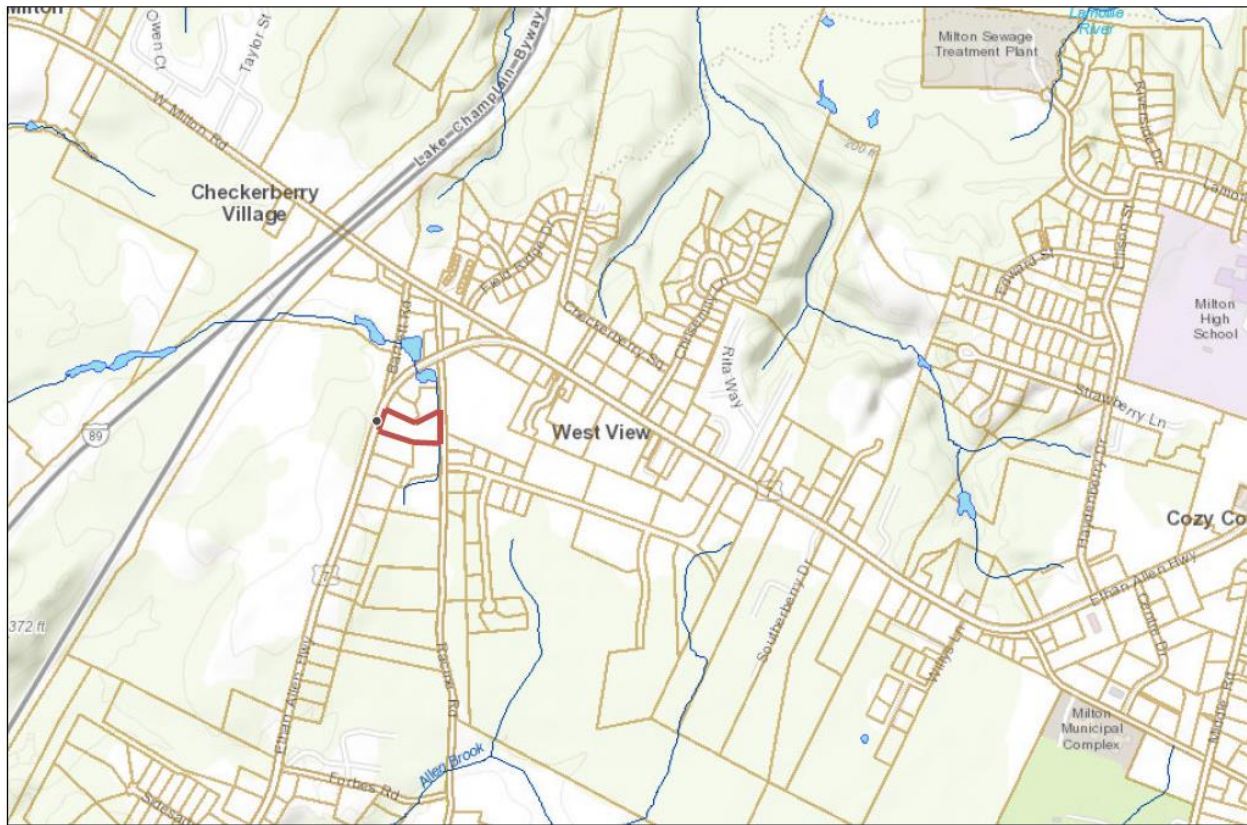
This retail spot is located in downtown Milton less than a **5-minute walk** to Milton High School, Cozy Corner and the Milton Municipal Offices. With frontage on Route 7 and access from both **Route 7** and **Haydenberry Dr.**, this is a convenient and highly trafficked area to locate your commercial venture. There are varying to-be-built sized spaces available – **6,270 sf, 10,000 sf and 14,000 sf**. A newly remodeled Hannaford serves as an anchor for this property, and other tenants include Family Dollar, Advance Auto, Rite Aid, Zachary's Pizza, Aubuchon Hardware, and more!

Some **potential uses** for the property may include: retail sales, markets, food or beverage stores, convenience stores, financial establishments, restaurants, services and more!

Contact **Milton's Planning & Economic Development** office for a complete listing of allowed and conditional uses, and more information into the development review process.

For further details on the property, please contact **Brad Worthen** at: **(802) 863-8210 ext. 48** or bworthen@vermontrealestate.com.

524 Route 7 South – 13,800 sf Building for Sale!



This commercial building is in a fantastic retail location in the vicinity of a variety of commercial enterprises. With frontage and access on **Route 7**, this is a highly visible location only 3 miles from **I-89 Exit 17** and 1 mile from the Town offices. Currently, the building has a main retail area of **7,000 sf** and a **6,800 sf** drive-through warehouse. The building sits on a 1.94-acre lot.

Some **potential uses** for the property may include: retail sales, convenience store, lumber yard, garden and farm supply sales, offices or professional use, veterinary services, restaurant, tavern, light industry, wholesale trade, food and beverage manufacturing, and more!

Contact **Milton's Planning & Economic Development** office for a complete listing of allowed and conditional uses, and more information into the development review process.

For further details on the property, please contact **Ross Montgomery** at: **(802) 658-0088** or **(802) 735-7477** or ross@kingslandvt.com.