

INNOVATIONBAYS

310 INNOVATION DRIVE NORTH CLARENDON, VT 05759
RUTLAND AIRPORT BUSINESS PARK · LOT NO. 4

NOW PRE-LEASING
AUG – SEP 2026

NORTH CLARENDON, VERMONT

FLEX BAYS
FOR LEASE

1 of 3 bays available · NNN · Owner-managed

\$13.00

SF / YR NNN
+ \$3.00/SF/yr CAM est. · + electric

400A

208/120V 3-PHASE

12x12

GRADE-LEVEL OH DOORS

48"

DOCK DOOR · BAY 3

+265-275

SF STORAGE MEZZ · FREE

1 ac

PAVED LOT

CI

ZONING · BY-RIGHT

AVAILABLE BAYS

BAY 1

LEASED

1,650 SF

RENTABLE AREA

+ 275 SF STORAGE MEZZANINE · INCLUDED

BASE RENT

\$1,787/mo

CAM

\$3.00/SF/yr est.

\$13.00/SF/yr NNN · + electric submetered

- 12x12 grade-level overhead door
- 200A 3-phase · submetered
- In-unit bathroom
- Floor drain, wet and production ready
- 1 / 3 / 5+ yr lease

LEASED

BAY 2

LEASED

1,300 SF

RENTABLE AREA

+ 265 SF STORAGE MEZZANINE · INCLUDED

BASE RENT

\$1,412/mo

CAM

\$3.00/SF/yr est.

\$13.00/SF/yr NNN · + electric submetered

- 12x12 grade-level overhead door
- 200A 3-phase · submetered
- In-unit bathroom
- Lowest entry cost of the three
- 1 / 3 / 5+ yr lease

LEASED

BAY 3

AVAILABLE

1,750 SF

LARGEST BAY

+ 275 SF STORAGE MEZZANINE · INCLUDED

BASE RENT

\$1,895/mo

CAM

\$3.00/SF/yr est.

\$13.00/SF/yr NNN · + electric submetered

- Two 12x12 grade-level OH doors
- 9x10 dock-high door · 48" · dedicated apron
- 200A 3-phase · submetered
- In-unit bathroom
- 1 / 3 / 5+ yr lease

AUG – SEP 2026 COMMENCEMENT

PROPERTY SPECIFICATIONS

BUILDING	4,703 SF · 3 independent bays
STORAGE MEZZANINES	265–275 SF per bay · included, not in rentable SF
POWER	400A 208/120V 3-phase · 200A/bay submetered
GRADE-LEVEL DOORS	12x12 overhead · all bays
DOCK DOOR (BAY 3)	9x10 OH · 48" dock-high · dedicated apron
FLOOR DRAIN	Bay 1 confirmed · wet production ready
BATHROOMS	Private in-unit · every bay
PARKING	1.0 ac paved lot
ZONING	CI · production, fabrication and contractor by right

LEASE TERMS

BASE RENT	\$13.00/SF/yr NNN
CAM (ESTIMATED)	\$3.00/SF/yr · reconciled to actual
CAM INCLUDES	Taxes, insurance, REDC dues, lawn and snow
ELECTRIC	Submetered · tenant billed at actual reads
LEASE TERMS	1, 3, or 5+ years
COMMENCEMENT	Aug – Sep 2026 · pre-lease open now
MANAGEMENT	Owner-managed · direct contact
BROKERS	4% co-op · paid at lease execution
LOCATION	~20 min to Killington · Route 7 corridor

SUITABLE USES

Skilled trades and contractors

HVAC · plumbing · electrical

Finish carpentry and millwork

Upholstery and interiors

Light fabrication and custom manufacturing

Brewery and beverage production

Food production and catering

Creative and production studios

Fitness and training facilities

Landscaping and outdoor services

E-commerce fulfillment and light assembly

Auto repair and body work excluded