



Industrial & Refrigerated Storage Property For Sale Or Lease

📍 3442 Vermont 22A, Shoreham, VT, USA



Contact Information



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Description

FOR SALE OR LEASE

Former Shoreham Apple Co-Op Commercial Property

Shoreham, Vermont

Property Overview

The former Shoreham Apple Co-op offers a rare opportunity to acquire or lease a highly specialized commercial/industrial facility on a large, well-located site in Western Vermont. Purpose-built for agricultural processing and cold storage, the property features extensive insulated and refrigerated space, robust utility infrastructure, and excellent access along a primary regional corridor. This property is comprised of three condominium units ranging from 32,000 SF to 49,000 SF and can be sold or leased as such. Please contact The Kingsland Company for pricing information

This versatile asset is well-suited for food production, cold storage, agri-business, distributor manufacturing, or adaptive reuse.

Location

- **Address:** VT Route 22-A, Shoreham, VT
 - **Site Size:** ±10.2 acres
 - **Access:** Located on VT Route 22-A, the primary north/south transportation route in Western Vermont
 - **Zoning:** Commercial (Shoreham VC)
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Building Summary

- **Total Building Area:** ±113,600 SF
 - **Construction:** Industrial/commercial with specialized insulated, refrigerated, and freezer areas
 - **Ceiling Heights:** Up to 20' clear span; 19' in controlled environment rooms
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Specialized Storage & Processing Spaces

- **11 Insulated Rooms**

- 19' ceilings
- Total: 22,500 SF / 427,405 CF
- (Light Blue on Survey)

- **11 Insulated, Refrigerated & Controlled Atmosphere–Capable Rooms**

- 19' ceilings
- Total: 14,635 SF / 278,065 CF
- (Light Blue on Survey)

- **2 Individually Insulated Rooms**

- Total: 11,310 SF / 130,065 CF

- **Freezer Space**

- 1 individual freezer
- 19' ceiling
- 2,450 SF / 46,550 CF
- (Green on Survey)

- **Dry Storage / Clear Span Space**

- 20' ceiling height
- 17,198 SF / 343,960 CF
- (Lilac on Survey)

Utilities & Infrastructure

- **Electrical Service:**
 - 500 kV 3-phase service
 - 250 kV 3-phase service
 - **Water:** Tri-Town Water Service
 - **Sewer:** Town of Shoreham Sewer Service
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Key Highlights

- Prominent frontage on a major regional roadway
 - Large acreage with room for expansion, outdoor storage, or redevelopment
 - Extensive cold storage, refrigerated, freezer, and controlled atmosphere capabilities
 - High-capacity electrical infrastructure suitable for energy-intensive operations
 - Municipal water and sewer services
 - Commercial zoning allows for a wide range of uses
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Potential Uses

- Food processing and storage
- Cold storage and freezer operations
- Agricultural cooperative or agri-business
- Distribution and logistics
- Specialty manufacturing
- Cannabis processing (subject to state/local approvals)
- Adaptive reuse or redevelopment

Details

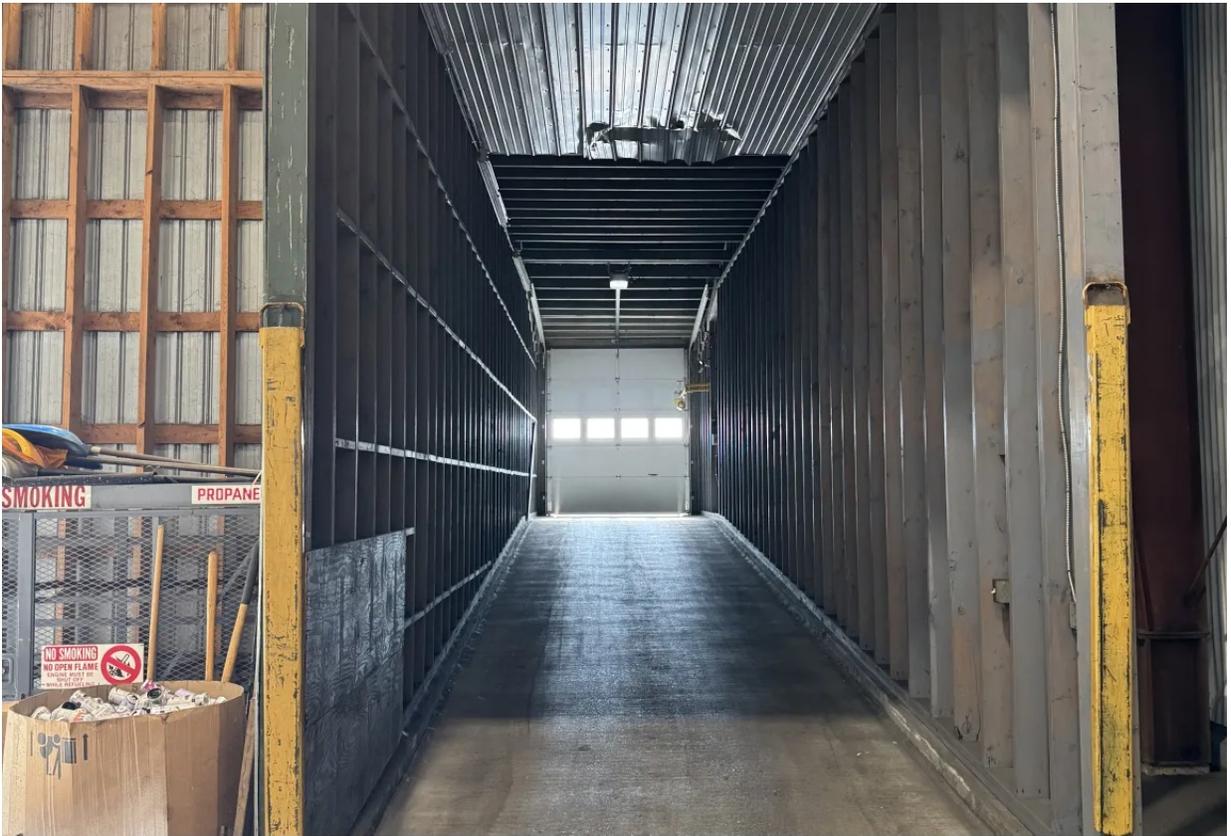
Property Type Industrial, Investment Property Status For Lease, For Sale

Property Images













Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. The Kingsland Company represents the owner.

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