

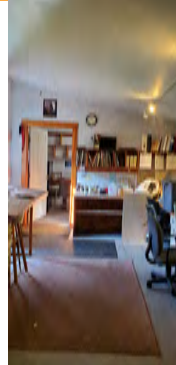


# BASSETTE

Real Estate Group



**Scenic and Private Location**



**Modern Offices**



**100% Solar Powered with Room for more Arrays!**



**Heated Shop!**

**400 Industrial Park Rd, Wells River, VT -  
Offered at \$250,000**

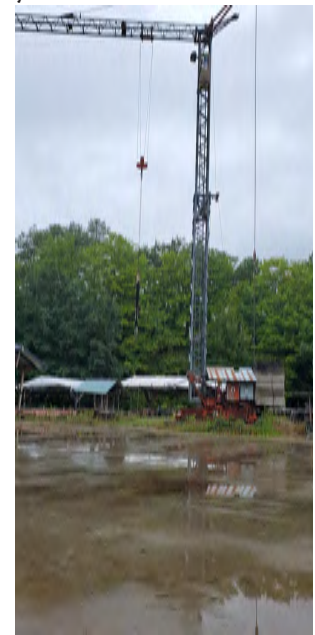
Large private industrial lot available just minutes from I-91 exit 17! Over 10 acres of level yardage, fully accessible by tractor trailer and heavy equipment. Efficient 7 kWh solar power generation, 3 phase and single phase available. Large electric crane and several movable structures complete the array. Formerly used to assemble high-end log homes and lodges by the Wooden House Company. Setup perfectly for rigging and milling along with a heated woodshop, offices and modern utilities. This is your opportunity to setup your assembly yard for your operation. Great access to the Cross River Rail Trail with 5 acres of conserved wetlands on the eastern third of the lot with mountain views. Town maintained road by neighboring VT Trans. Easy access to Rte 302 and all points east/west and I-91 for all points north/south. Amazing location for commercial and industrial use. Bring your vision and your plans to this highly productive property.



Contact Kevin Channell, Realtor  
802-249-7384  
Kevin@BassetteREGroup.com



**Wonderful Yardage with Electric Crane and Mobile Structures for Staging and Cover!!**



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