

INDUSTRIAL PROPERTY FOR SALE



Industrial Property for Sale

211 Blair Park Rd, Williston, Vt.

\$1,690,000

Location:	Blair Park, Williston	Available:	Immediately
Use:	Industrial/Light Manufacturing	Land:	Aprox 3.4 +/- acres
Size:	19,800+/- SF	Price:	\$1,690,000

- Fantastic rare opportunity to purchase a newer (built in 2004) energy efficient industrial building on town water and sewer.
- 1200 amp, 3 phase power.
- High R value metal sandwich panel exterior walls.
- Standing seam roof. Updated efficient lighting.
- Quality office space currently consisting of about 7,700 SF.
- Rear industrial space has height clearance of aprox 16-20ft, with 12ft overhead at grade access door and 10ft dock door.
- Rear has full break area with separate restrooms.
- Front office area is fully heated and cooled.
- Entire building is sprinklered.

Jed Dousevicz

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186 College Street, Burlington, Vermont 05401

Information contained herein is believed to be accurate, but is not warranted.
This is not a legally binding offer to sell or lease.

Jed

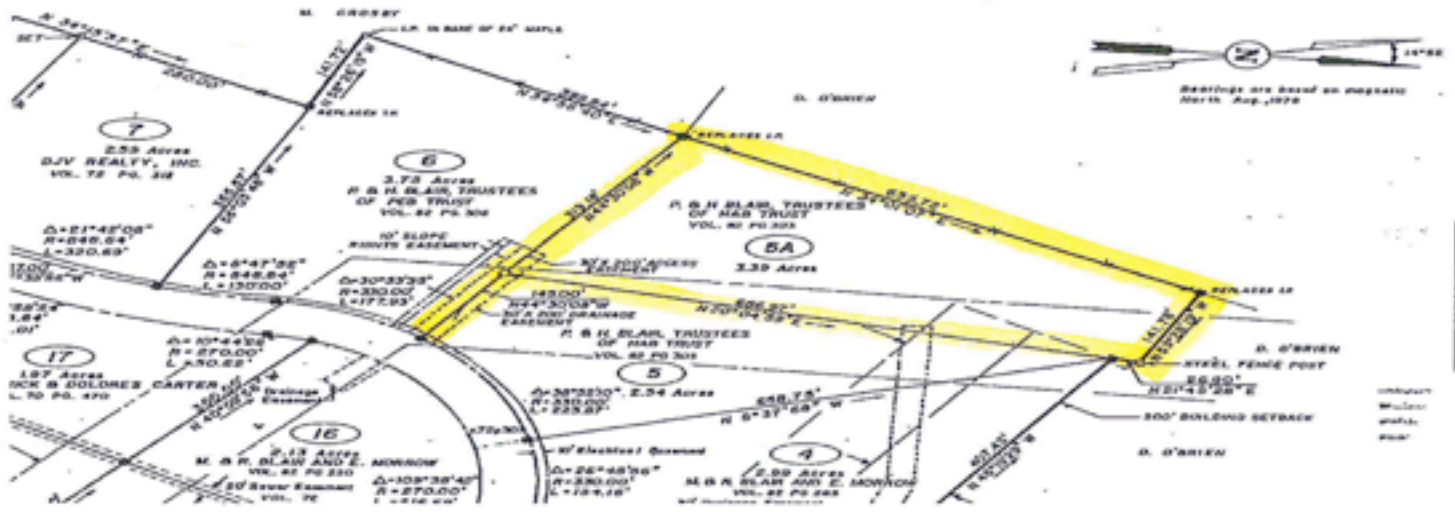
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SURVEY MAP



AERIAL PHOTO





Vermont Real Estate Commission

Mandatory Consumer Disclosure



(This is not a Contract)

This mandatory disclosure shall be given to the consumer at the first reasonable opportunity, and must be given to the consumer before discussion of confidential information; entering into a service agreement; or showing a property.

Right Now You Are A Customer

As a customer, the real estate agent with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all agents to perform basic duties when dealing with a buyer or seller. You can expect the agent with whom you deal to provide the following services whether you are a Customer or a Client:

- To disclose all material facts pertaining to the property known to the agent.
- To treat both the buyer and seller honestly and not knowingly give false or misleading information.
- To account for all money and property received from or on behalf of the buyer or seller.
- To comply with all state and federal laws related to the practice of real estate.

I/We Acknowledge Receipt of This Disclosure

Printed Name of Consumer

Signature of Consumer Date

Declined to sign

Printed Name of Consumer

Signature of Consumer Date

Declined to sign

You May Become A Client

Whether you are selling or buying, clients receive more services than customers. You become a client by entering into a written contract with a real estate brokerage firm. All agents in the firm work for you.

In addition to the services noted in the left hand column, as a client you can expect the following services:

- Confidentiality, including bargaining information
- Promotion of your best interest within the limits of the law
- Advice and counsel
- Assistance in negotiations

Important Information

1. You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.
2. Before you hire a brokerage firm, ask for an explanation of the firm's conflict of interest policies.

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Agent of the Firm Signature Date