



COMMERCIAL

Real Estate  
Business Brokerage

INDUSTRIAL FOR SALE



## ESSEX INDUSTRIAL PROPERTY

1 JACKSON STREET, ESSEX JUNCTION, VT

THREE ATTACHED INDUSTRIAL BUILDINGS TOTALING 24,950 +/- SF ON 1.67 +/- ACRES.

EXCLUSIVELY FOR SALE FOR **\$1,375,000.**

A TOUR OF THE PROPERTY AND ADDITIONAL DETAILS MAY BE ARRANGED THROUGH CONTACTING  
BILL KIENDL OR JOHNNY BEAL AT 802-864-2000.

BILL KIENDL x12  
JOHNNY BEAL x11

[BK@VTCOMMERCIAL.COM](mailto:BK@VTCOMMERCIAL.COM)  
[JB@VTCOMMERCIAL.COM](mailto:JB@VTCOMMERCIAL.COM)

P: 802-864-2000  
F: 802-862-2440

186 COLLEGE STREET  
BURLINGTON, VT 05401

**BUILDING SERVICES**

**POWER** (1) 280 VOLT 400 AMP SERVICE FOR BUILDING 1. 1st AND 2nd FLOORS

**BUILDING SERVICES**

**POWER** (1) 280 VOLT 400 AMP SERVICE FOR BUILDING 1, 1st AND 2nd FLOORS  
(1) 480 VOLT 400 AMP SERVICE FOR BUILDINGS 2 AND 3

**HEAT** HOT AIR/ AC - BUILDING 1 2nd FLOOR  
MFG STEAM (NATURAL GAS) - BUILDING 1 1st FLOOR, AND BUILDING 2  
MFG NATURAL GAS FIRED UNITS - BUILDING 3

**FIRE** SPRINKLER SYSTEM DRY- ALL UP TO CODE  
MONITOR FIRE/ SECURITY SYSTEM

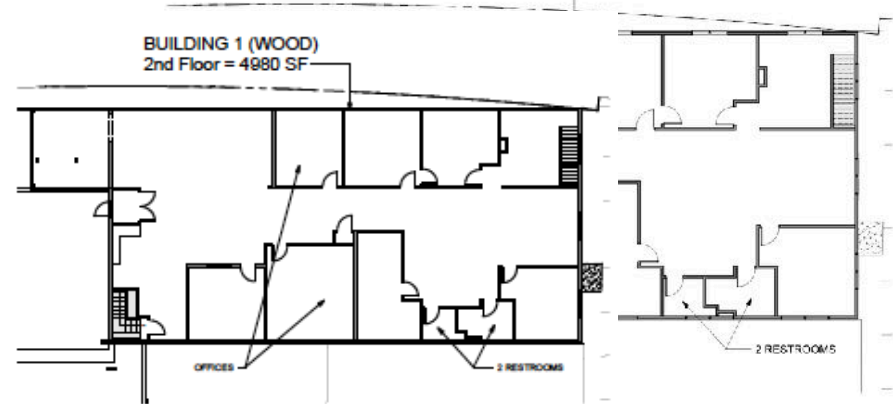
**WATER/ SEWAGE** - CITY

**PARKING** - 36 SPACES

**OPTIONAL** - METAL CONST. MEZZANINE W/ (5) 10'X10' OFFICES  
- OVERHEAD ONE TON STATION CRANE (100' x 22')

**BUILDING 1 ROOF** - 12+ YEARS  
**BUILDING 2 ROOF** - 4 YEARS

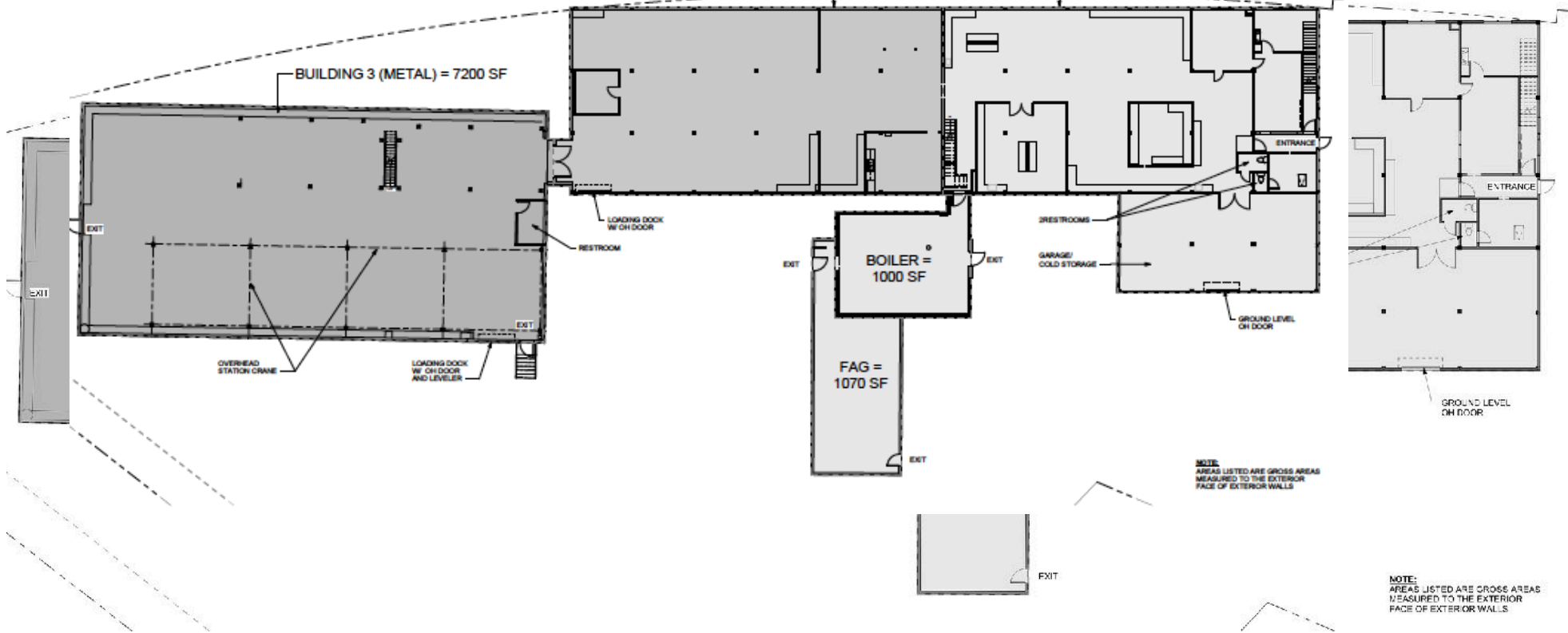
**BUILDING 1 (WOOD)**  
2nd Floor = 4980 SF

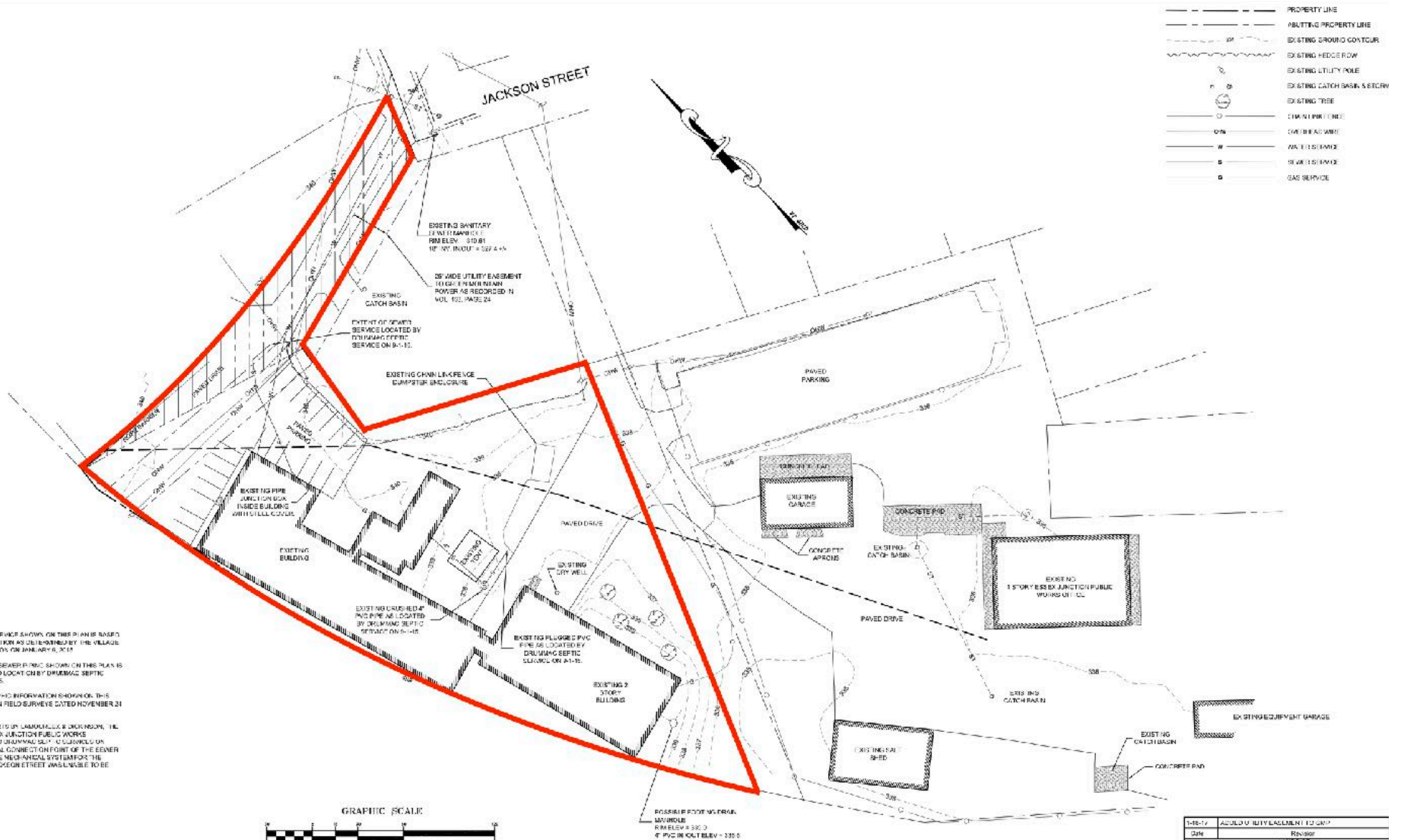


**BUILDING 2 (WOOD) = 4700 SF**

**BUILDING 1 (WOOD)**  
1st FLOOR = 6000 SF

**(WOOD)**  
= 6000 SF

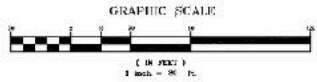




- PROPERTY LINE
- - - - - ABUTTING PROPERTY LINE
- - - - - EXISTING GROUND CONTOUR
- - - - - EXISTING HEDGE ROW
- - - - - EXISTING UTILITY POLE
- - - - - EXISTING CATCH BASIN & SETOFF
- - - - - EXISTING TREE
- - - - - CHIMNEY LINE
- - - - - OVERHEAD WIRE
- - - - - WATER SERVICE
- - - - - SEWER SERVICE
- - - - - GAS SERVICE

**NOTES:**

1. THE WATER SERVICE SHOWN ON THIS PLAN IS BASED ON A FIELD LOCATION AS DETERMINED BY THE VILLAGE OF FERRIS, JACKSON ON JANUARY 6, 2011.
2. THE SANITARY SEWER PIPING SHOWN ON THIS PLAN IS BASED ON A FIELD LOCATION BY DRUMMAGE SEPTIC SERVICE ON 9-1-15.
3. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS BASED ON FIELD SURVEY DATED NOVEMBER 21 AND 24, 2014.
4. DESPITE EFFORTS BY LANDMARC & JOHNSON, THE VILLAGE OF FERRIS JURISDICTION PUBLIC WORKS, ULTIMATELY AND UNWARRANTEDLY OUSWORLD ON 01-15, THE ACTUAL CONNECTION POINT OF THE SEWER SERVICE INTO THE NEIGHBORHOOD STREAMS FROM THE BUILDING AT 1 JACKSON STREET WAS UNABLE TO BE DETERMINED.



DATE	ADD/REVISE/REVISION TO CITY
	DESIGN
	LANDS OF
<b>FLEX-A-SEAL</b>	
1 JACKSON ST. FERRIS, JACKSON, VERMONT	
<b>EXISTING CONDITIONS SITE PLAN</b>	





# Property Information Sheet

**Total Building Area:** 24,950 square feet

**Land:** 1.67 (per 1991 survey)

**Zoning:** Mixed Commercial:

**Topography:** Level

**Parking:** 36 on site space

**Services:** Municipal Water / Sewer

**Sprinkler:** Whole Building Dry System

**Power:** 280 & 480 Volts / 400 Amps

**Loading:** 3 Loading Areas

**Heating:** 2 Natural Gas Fired Units

**AC:** Roof Top Units for Office

**Taxes:** \$19,000



**Building 1: (2 levels - Wood Frame):**

- 1st Floor: 6,000 sf - warehouse
- 2nd Floor: 4,980 sf - finished offices
- 1 Drive-in Door
- 15' Ceiling Heights Ground Floor
- Fully finished Office space with HVAC
- 12 Year Old Roof
- 280 Volt / 400 Amp Power

**Building 2: (1 level - Wood Frame)**

- 1st Floor: 4,700 sf - warehouse
- 1 Loading dock
- 16' Ceiling Height
- 4Year Old Roof
- 280 Volt / 400 Amp Power

**Building 3: (1 level - Metal Frame)**

- 7,200 sf - warehouse
- 1 Loading dock with leveler
- Modular Offices Available
- One Ton Crane Available
- 21' Ceiling Heights
- Metal Roof
- MFG Natural Gas Unit

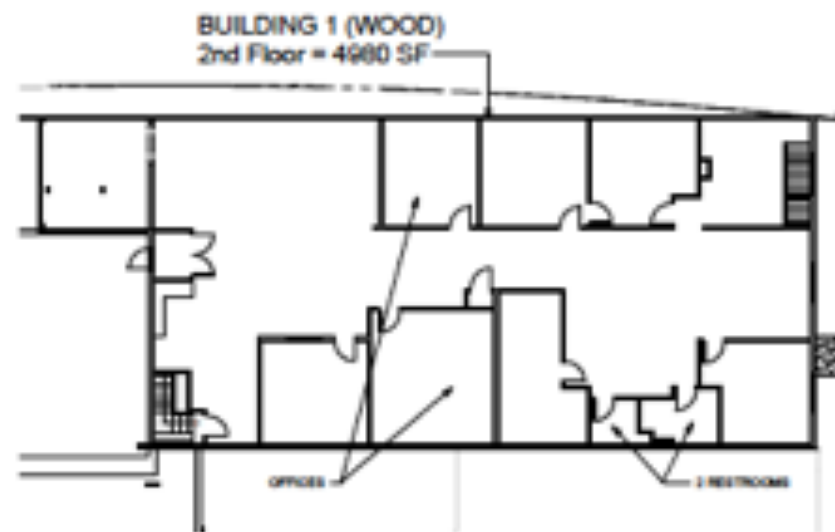
**Boiler & FAG Buildings: (1 level - Brick)**

- 2,070 sf
- MFG Steam Natural Gas for Buildings 1 and 2
- Additional Storage Area





## 2nd Floor Office Space





## Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract.]

This disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property.

### RIGHT NOW YOU ARE NOT A CLIENT

The real estate agent you have contacted is not obligated to keep information you share confidential. ***You should not reveal any confidential information that could harm your bargaining position.***

Vermont law requires all real estate agents to perform basic duties when dealing with a buyer or seller who is not a client. All real estate agents shall:

- Disclose all material facts known to the agent about a property;
- Treat both the buyer and seller honestly and not knowingly give false or misleading information;
- Account for all money and property received from or on behalf of a buyer or seller; and
- Comply with all state and federal laws related to the practice of real estate.

### You May Become a Client

You may become a client by entering into a written brokerage service agreement with a real estate brokerage firm. Clients receive the full services of an agent, including:

- Confidentiality, including of bargaining information;
- Promotion of the client's best interests within the limits of the law;
- Advice and counsel; and
- Assistance in negotiations.

You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.

If you engage a brokerage firm, you are responsible for compensating the firm according to the terms of your brokerage service agreement.

Before you hire a brokerage firm, ask for an explanation of the firm's compensation and conflict of interest policies.

### Brokerage Firms May Offer

#### NON-DESIGNATED AGENCY or DESIGNATED AGENCY

- **Non-designated agency** brokerage firms owe a duty of loyalty to a client, which is shared by all agents of the firm. No member of the firm may represent a buyer or seller whose interests conflict with yours.
- **Designated agency** brokerage firms appoint a particular agent(s) who owe a duty of loyalty to a client. Your designated agent(s) must keep your confidences and act always according to your interests and lawful instructions; however, other agents of the firm may represent a buyer or seller whose interests conflict with yours.

### THE BROKERAGE FIRM NAMED BELOW PRACTICES DESIGNATED AGENCY

#### I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Printed Name of Real Estate Brokerage Firm

\_\_\_\_\_  
Signature of Consumer                      Date

\_\_\_\_\_  
Printed Name of Agent Signing Below

[  ] Declined to sign

\_\_\_\_\_  
Printed Name of Consumer

\_\_\_\_\_  
Signature of Agent of the Brokerage Firm                      Date

\_\_\_\_\_  
Signature of Consumer                      Date

[  ] Declined to sign