

FOR SALE OR LEASE

196,000 SF MANUFACTURING FACILITY ON 40.7 ACRES

372 Route 67 E, Shaftsbury, VT



V/T Commercial is pleased to offer for sale or lease the 196,000 SF industrial facility formerly known as Eagle Square Manufacturing located in Shaftsbury, Vermont. Shaftsbury is a picturesque Vermont town north of Bennington and just east of the New York border. The property is currently owned and occupied by Bernstein Display but was the previous home of the Stanley Tool Company and Eagle Square Manufacturing. This large industrial facility is highly functional and well suited for a wide range of distribution and manufacturing uses. The large 41-acre site hosts four different buildings, the largest of which is the +/- 170,000 SF manufacturing facility built in 1972. The manufacturing facility is attached to the 11,685 SF "museum" building which was built in 1891 and is the original home of Eagle Square Manufacturing, one of Shaftsbury's first industries and the birthplace of the "Carpenter's Square." Along the western side of the property, there is a 9,500 SF warehouse, built in 1949, which is used primarily for storage by the current owners. Along the eastern side of the property is a second 1,500 SF warehouse currently used for hazmat storage. There are four dock-height loading docks, 15 overhead doors, and the facility offers ample power for various manufacturing uses. Lease with an option to purchase is a possibility.

SIZE:

196,000 SF on 40.72 acres total; 19.72 +/- useable

ZONING:

Office, commercial, manufacturing, distribution

PRICE:

\$4,250,000 or \$4.50/SF, NNN (TBD)

AVAILABLE:

Immediately

PARKING:

Ample on-site

LOCATION:

372 Route 67 E, Shaftsbury, VT

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



For more information, please contact:

YVES BRADLEY

802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

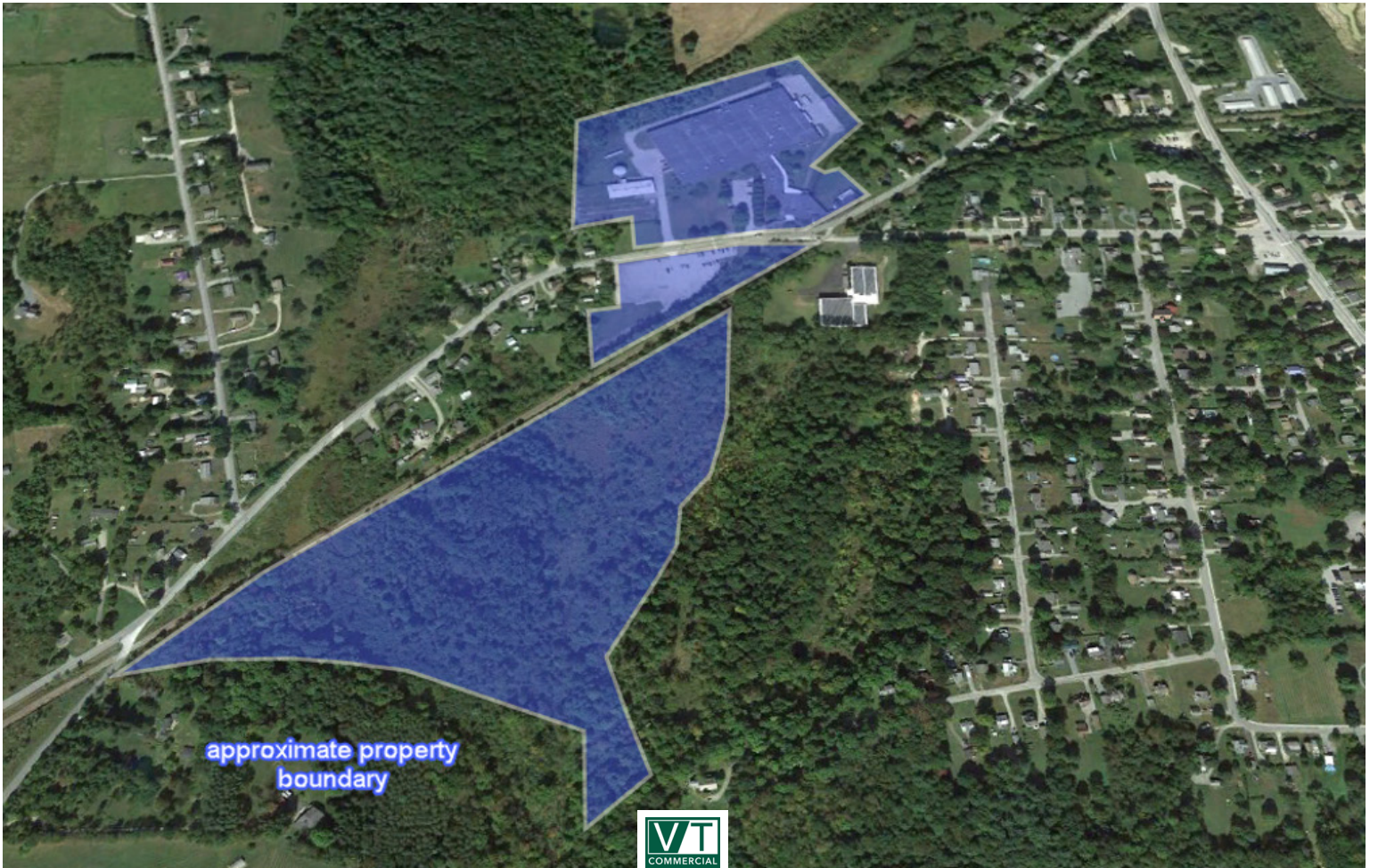


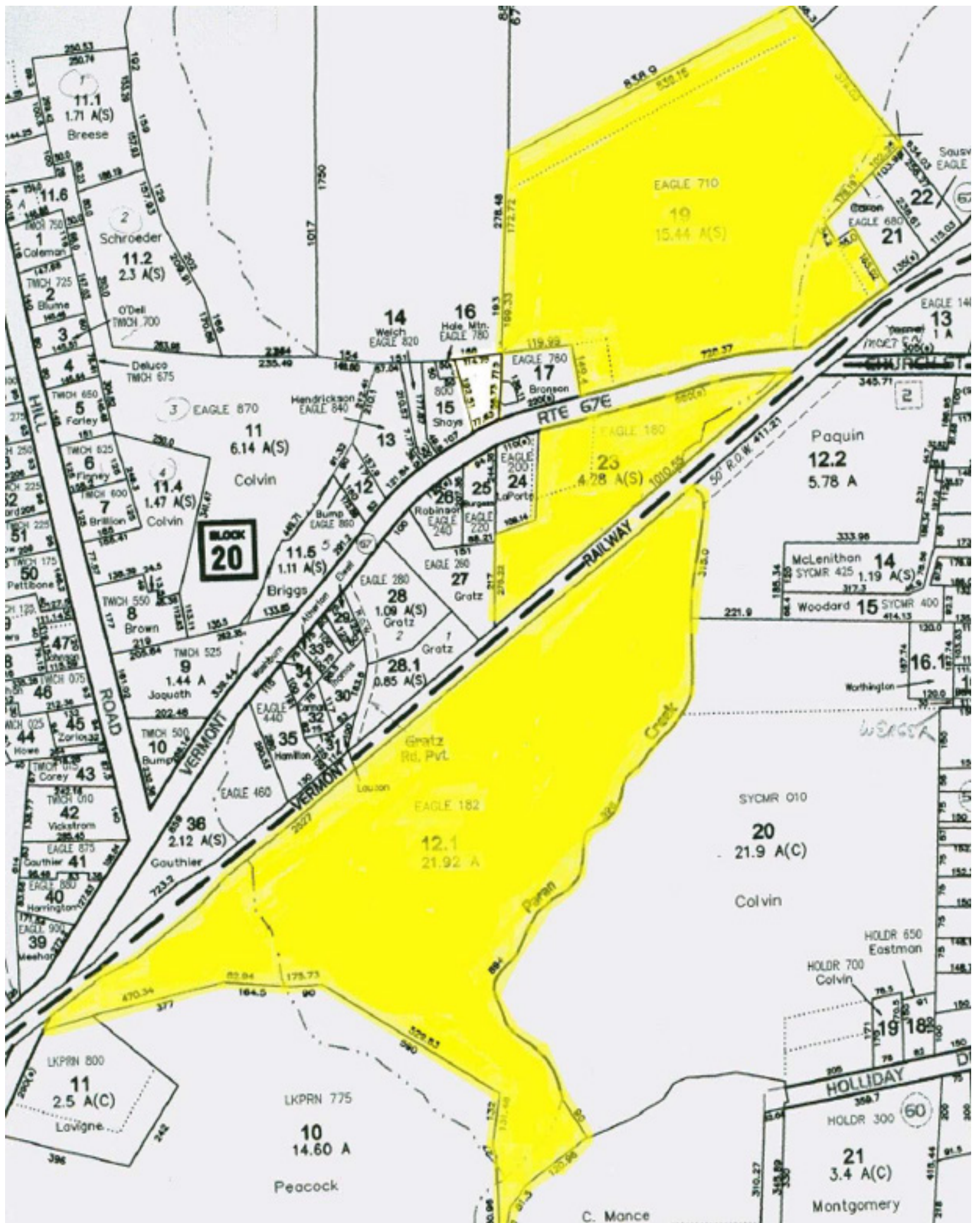














Vermont Real Estate Commission Mandatory Consumer Disclosure



[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