

FOR SALE

PRIME WILLISTON INDUSTRIAL PROPERTY

156 Avenue B, Williston, VT



Extremely well located industrial building just off Industrial Avenue. 1-2 story steel frame building with large paved area for trucks. Building features 8 dock doors with levelers and 5 at-grade 14'x14' overhead doors. Two distinct units to the building, one of which is under a lease agreement with a national company. Each unit has some finished office space and restrooms. Considering the historically low industrial vacancy rate in the Greater Burlington Area, this property offers a tremendous opportunity for either an owner user or an investor. Close to Interstate 89 and US Routes 2 & 2A. Please contact our office if a tour of the property is desired.

SIZE:

13,512 +/- sf on 2.75 acres

ZONING:

Industrial Zoning, District West

PRICE:

\$1,450,000

AVAILABLE:

Immediately

PARKING:

Ample on-site

LOCATION:

156 Avenue B, Williston, Vermont

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:

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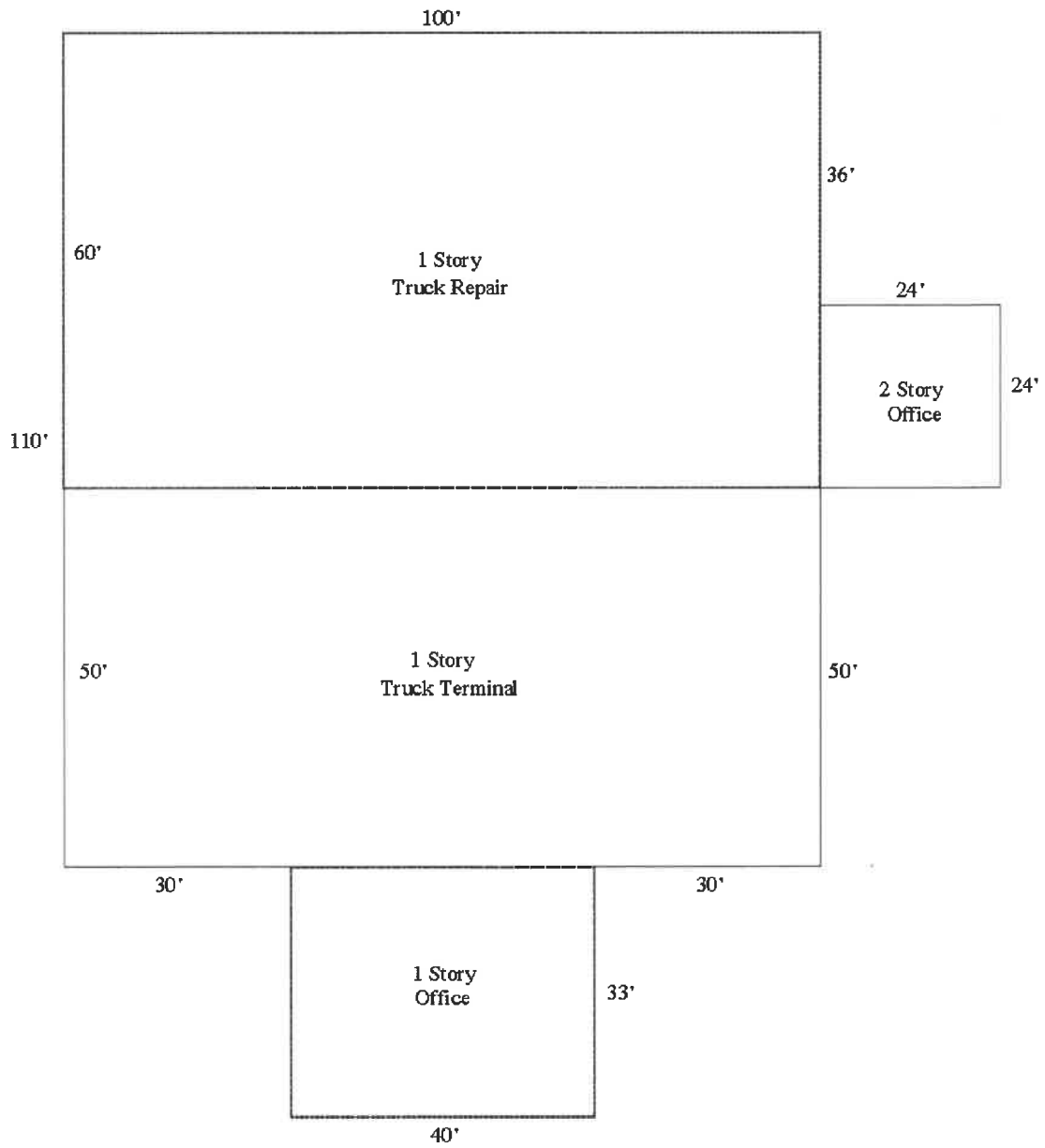
156 Avenue B, Williston, Vermont

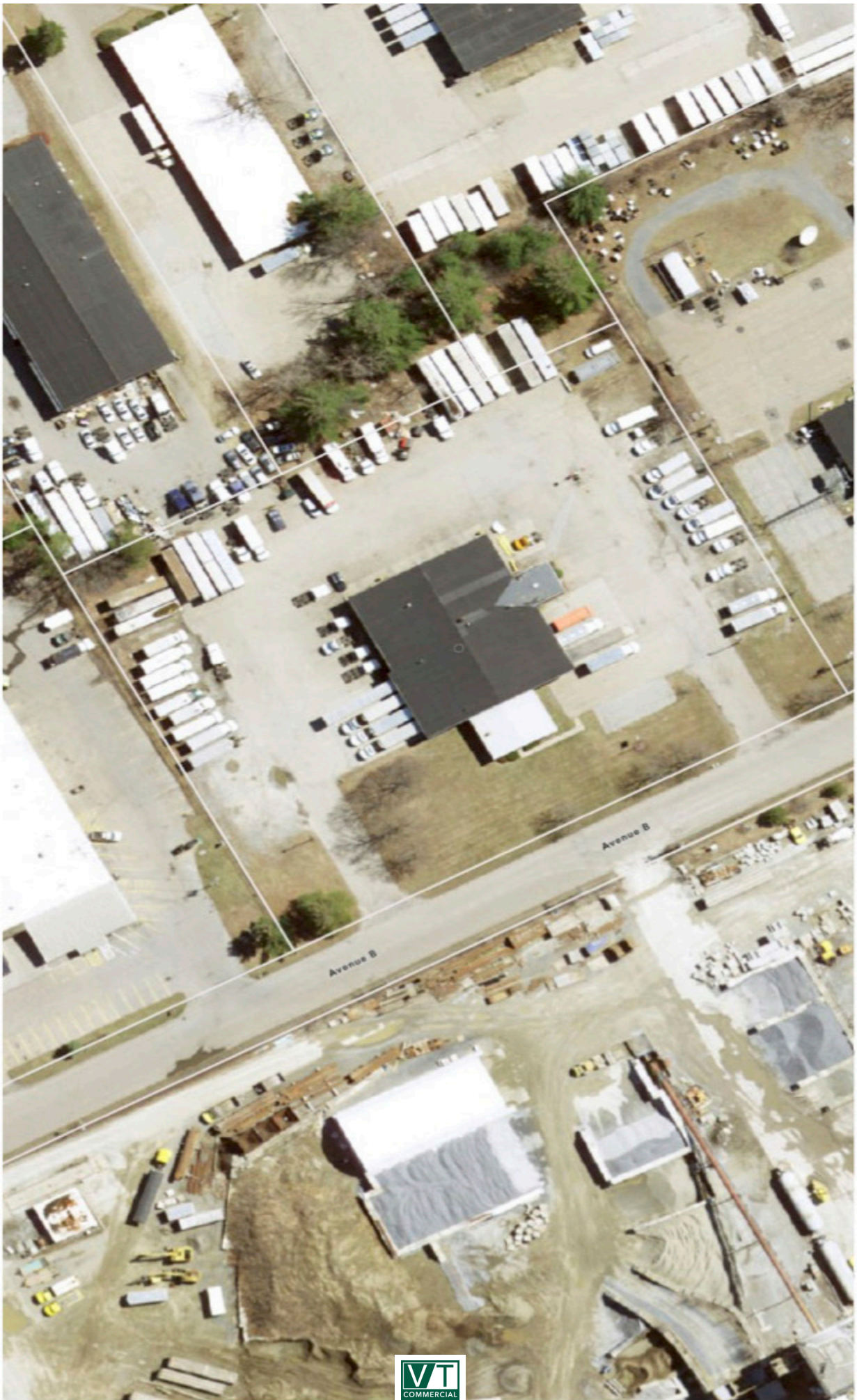
Executive Summary

Building Improvements	<p>1-2 story, steel frame industrial building 13,512+/- square feet Main building & front office built c. 1966 Two-story office addition built c. 1984 Rubber membrane roof Concrete foundation—slab Interior walls mostly metal w/some sheetrock and plywood Exterior walls metal panels on main section, T-111 panels on addition Ceiling heights in warehouse/truck bays 14'-20'; 8' in offices Electrical 200 Amp service Exterior doors—8 dock doors w/levelers, 5 at-grade 14'x14' doors 5 restrooms Finished areas 2,492+/- square feet</p>
Lot/land	<p>2.75+/- acres, 400' frontage x 300' depth 2 curb cuts off Avenue B Primarily level grade and mostly paved Utilities -- Municipal water On-site septic; GMP electric; Vermont Gas</p>
Lease	<p>Cintas Corporation No. 2—national uniform & corporate apparel company occupying 6,240+/- square feet including 1,240+/- square feet of office and a cross-dock truck terminal of 5,000+/- square feet. Terminal includes 8 trailer-height overhead doors with levelers. Current renewed term expires March 31, 2023 with one option to renew for an additional year. Base rent of \$10.58/sf NN (46% property taxes and plowing). Next renewal term base rent of \$10.89/sf NN.</p> <p>Former RSD (owner)— 7,152+/- square feet including a two-story 1,152+/- square foot office section and a single-story 5,000+/- square foot truck repair/service area. First floor office area includes a kitchenette and two offices. Second floor is an open work area. There are 5 bays in the truck area, 2 of which are partitioned.</p>
Assessment & Taxes	<p>Assessed value = \$769,120 @ 92.8% equalization rate = effective assessment = \$828,793. 2020/2021 property taxes = \$15,607.74</p>
Zoning	<p>Industrial Zoning District West (IZDW) Existing use is conforming. Numerous permitted uses in this district. Please refer to Town of Williston Planning & Zoning for further details.</p>



Building Sketch







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*