

Outstanding Flex Building for Sale

66 BOWDOIN STREET, SOUTH BURLINGTON, VERMONT



Located in the heart of the Meadowland Business Park, this incredibly well-built seven-year old flex building represents one of the best high-end commercial/light industrial facilities in the market. Designed and occupied as a two-tenant property, it is easily converted to a single-use building. Perfect for an owner/user or for an investor who can enjoy the benefits of two strong tenants. Demand for this type of space is very high, and any future vacancies should be filled quickly.

66 Bowdoin Street South Burlington, Vermont

Size: 24,462+/- square feet
Land Area: 3.06+/- acres
Parcel ID: 0257-00066
Use: Multi-tenant commercial, includes office, showroom and warehouse components
Occupancy: Currently 100% occupied
Price: \$3,750,000

Additional property details on the following pages



For more information, please contact:

Tony Blake 802.864.2000 X 1
tony.blake@vtcommercial.com

208 FLYNN AVE., STUDIO 2I
BURLINGTON, VT 05401

www.vtcommercial.com



Property Summary

Lot Size:	3.06+/- acres	Rentable size:	24,462+/- square feet
Frontage:	240+/- feet	Year Built:	2014
Curb Cuts:	One	Units:	Two, with finished office and warehouse
Parking:	Asphalt surface 43 lined spaces	Foundation:	Concrete slab
Utilities:	Green Mountain Power, Vermont Gas, Municipal water/ sewer	Frame:	Steel with support columns
Street:	Public	Clearance:	10' in office, 22' to eaves in warehouse
Exposure:	Very good from abutting street	Windows:	Fixed triple glazed
Topography:	Level to slightly sloping in rear	Roof:	Membrane w/skylights & reflective lenses
Coverage:	Lot has significant landscaping, front retention pond, asphalt driveway and parking, and pervious gravel surface in rear for vehicle and equipment storage	HVAC:	Roof mounted heat pumps in finished areas, suspended gas fired heaters in warehouse
Zoning:	Industrial— open space	Plumbing:	Copper
		Electrical:	Two separately metered 400 amp services
		Docks & OHD:	Two 12'x14' overhead doors and two docks
		Assessment:	\$2,533,800 (Equalized value @ 86.1% = \$2,942,857)



66 Bowdoin Street parcel

Lease Summary

Neagley & Chase Construction Company

Size: 11,562+/- square feet

Current Term: Expires 10.31.24

Renewals: 1 five-year option

Current Rent: \$10.75/sf NNN

NNN: For 2021 \$4.15/sf plus utilities

Use: Offices and warehouse/shop space



Tesla, Inc. (successor to Solar City)

Size: 12,900+/- square feet

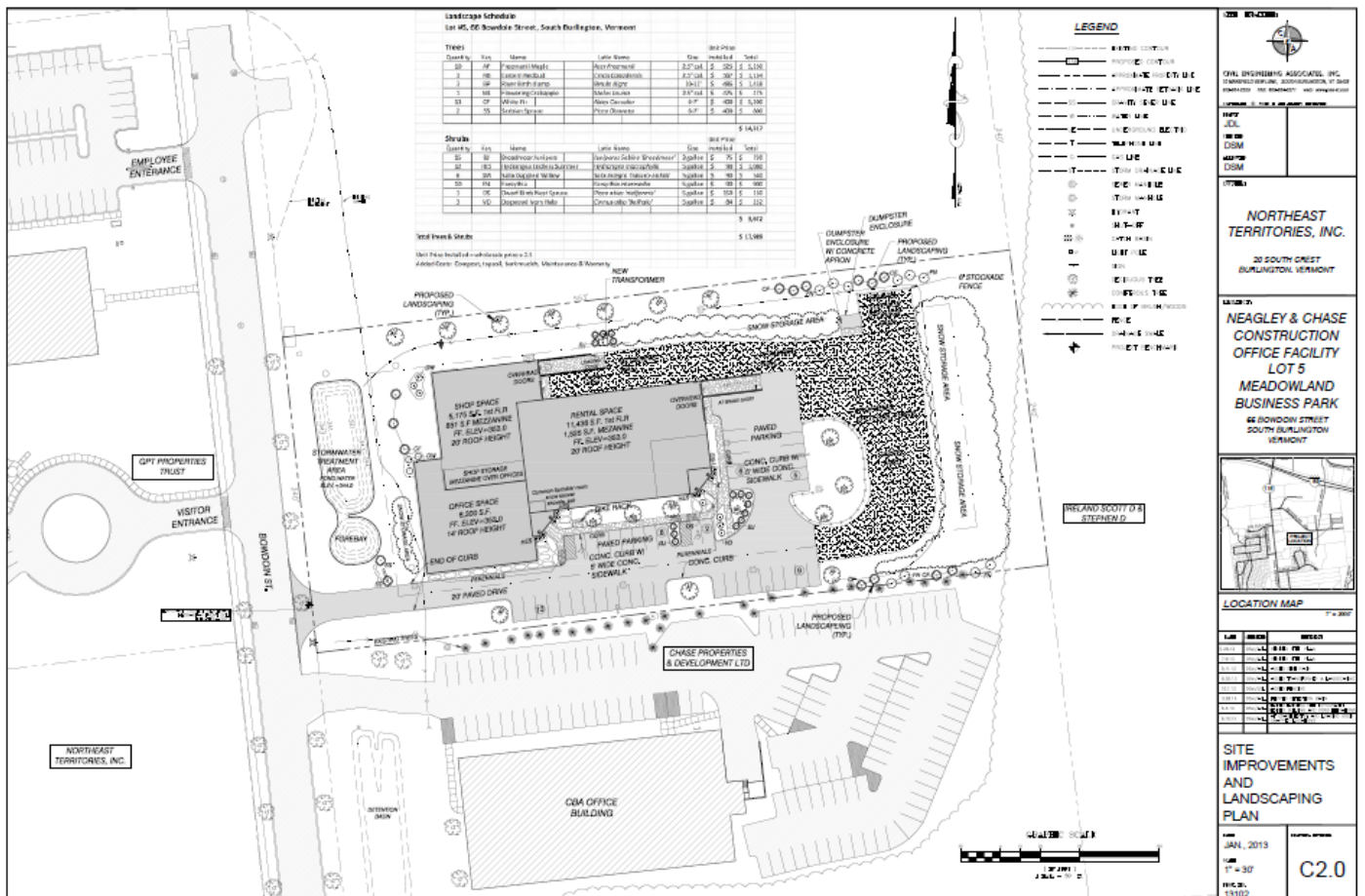
Current Term: Expires 10.31.2022

Renewals: Year to year

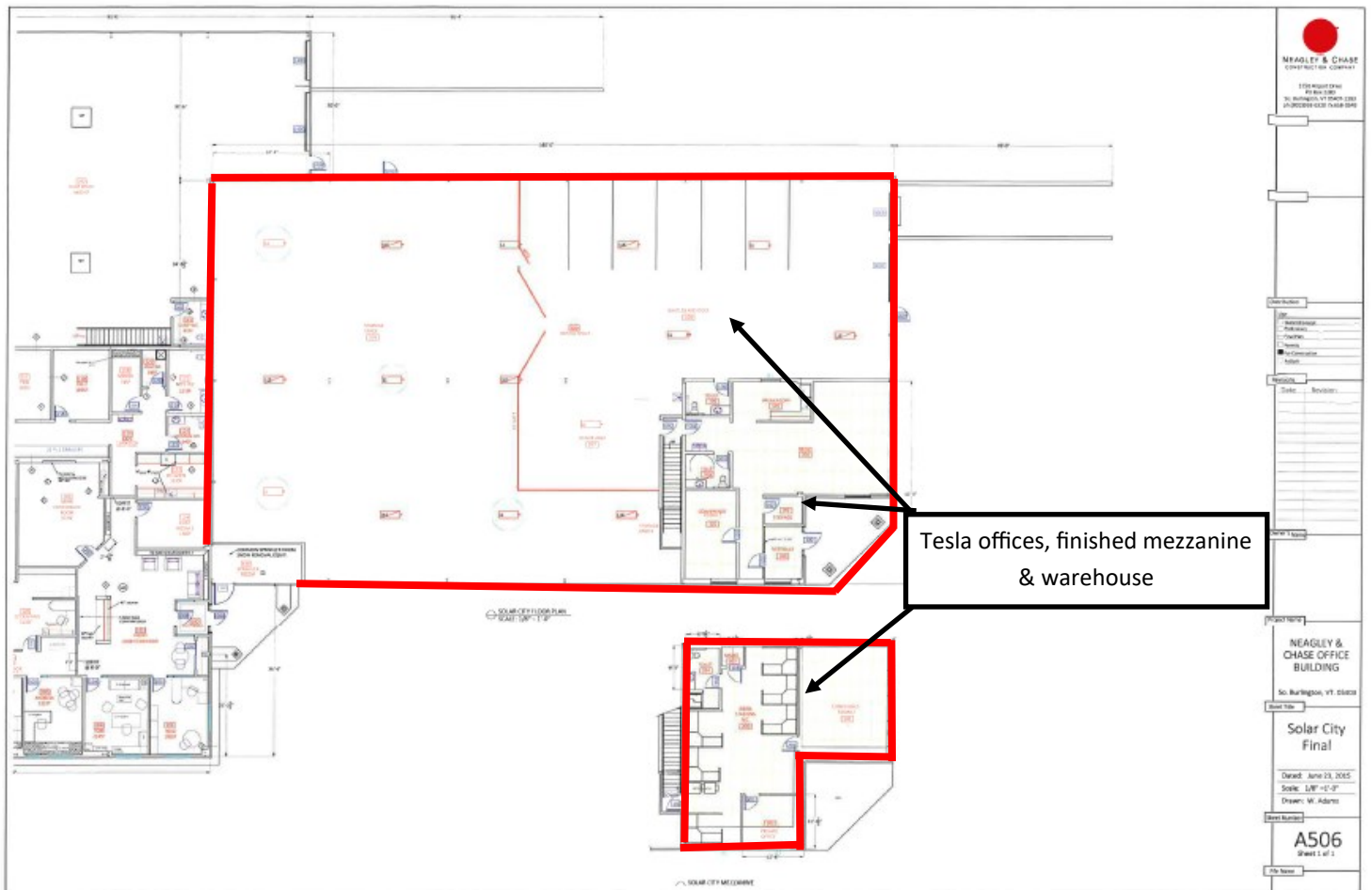
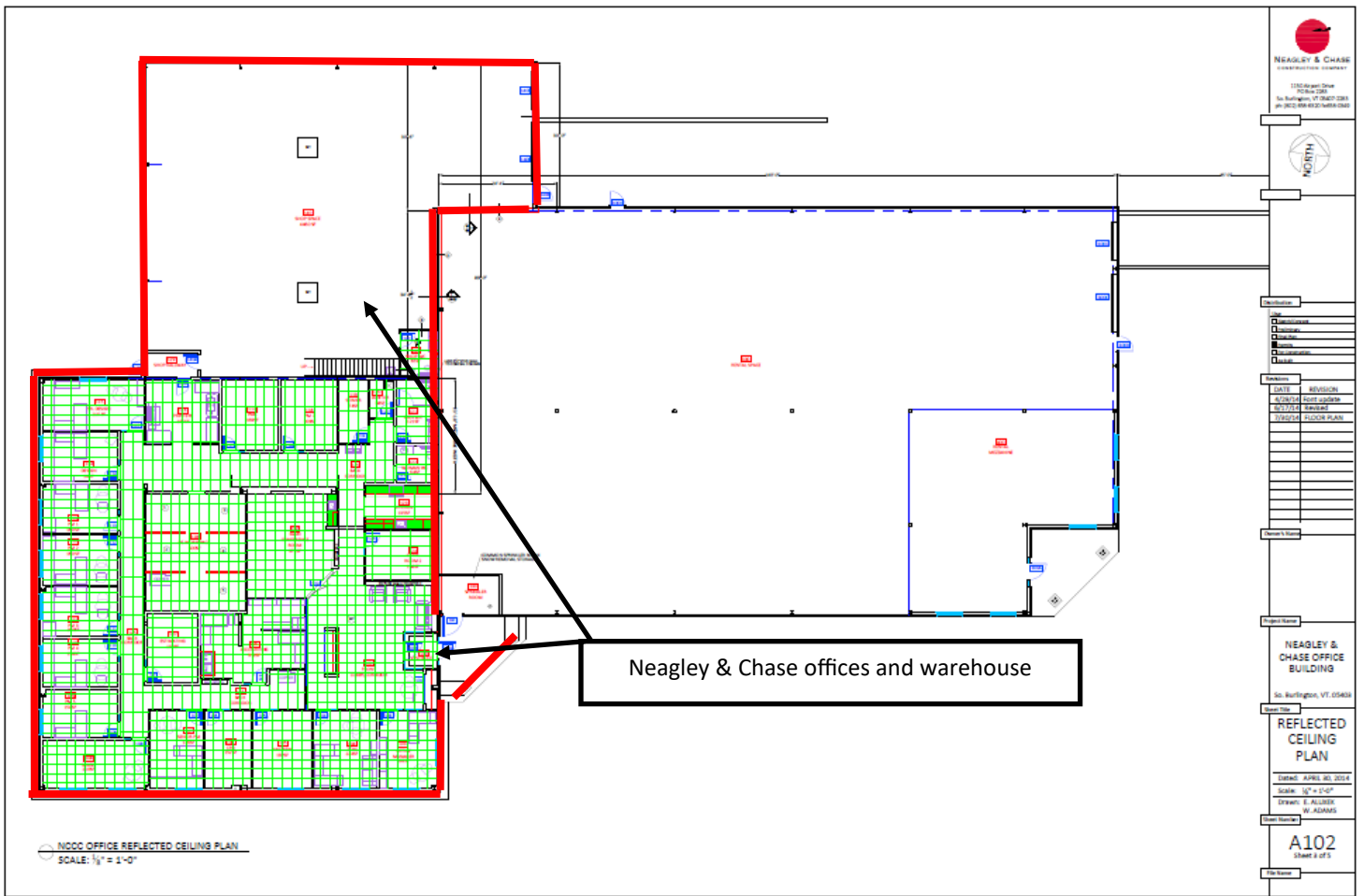
Current Rent: \$10.75/sf NNN

NNN: For 2021 \$4.15/sf plus utilities

Use: Showroom, offices and distribution



Site Plan



Neagley & Chase Construction



NCC Entrance



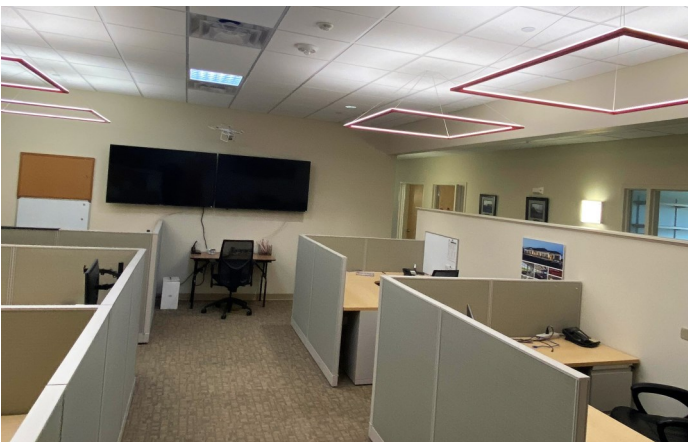
Front Lobby



Reception Desk



Large Conference Room



Open Work Station Area



Typical Office



Kitchen



Hallway



Shop, Warehouse & Mezzanine



Rear Docks & OHD's

Tesla



Tesla Entrance



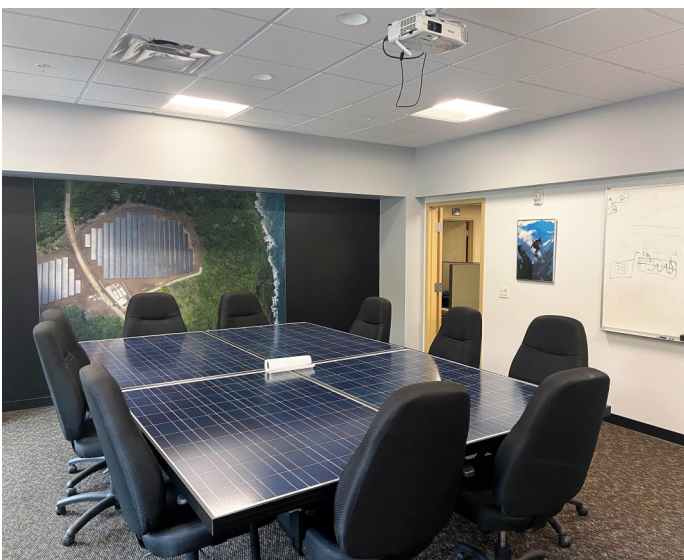
Reception Desk



Ground Floor Work Area



Small Downstairs Meeting Room



Upstairs Conference Room



Kitchen



Loading dock & OHD



Warehouse



Warehouse



Loading dock & OHD



Signage

66 BOWDOIN STREET, SOUTH BURLINGTON, VERMONT

V/T Commercial is pleased to offer this premier property for sale at **\$3,750,000**. This is a rare opportunity to acquire an extremely well conceived and constructed flex/light industrial building in a central Chittenden County location. No corners were cut in its design and quality, which becomes very obvious upon visiting the property. Additional information and tours of the facility are available upon request.

Contact information: Tony Blake tony.blake@vtcommercial.com 802.864.2000 ext. 1

This offer to sell is subject to errors and omissions and change or withdrawal without notice. The acceptance or rejection of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All prospective purchasers are encouraged to seek professional advice and perform their own due diligence.





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