

Exclusively Listed for Sale

Prime Industrial Development Land

Lot 4 Meadowland Business Park, South Burlington, Vermont



Lot 4

Meadowland Business Park

South Burlington, Vermont

Land Area: 38.55+/- acres
Parcel ID: 0860-01020.004
Span: 600-188-17860
Zoning: IO— Industrial & Open Space— details provided later in this document
Access: An easement will be needed via Bowdoin Street (been discussed)
Developable: 19+/- acres

Lot Coverage: 50% incl. building and impervious surface

Building: 30%

Potential: 500,000+/- square feet of building if parcel is maintained as a single lot; can be multiple buildings

Neighbors: Dynapower; Lane Press; OnLogic; Booska Worldwide Movers; SecureShred; Neagley & Chase Construction; KW Vermont; CBA Blue; Super-Temp Wire & Cable; Commando

Price: \$7,250,000



For more information, please contact:

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

Yves Bradley 802.864.2000 X 5
yv@vtcommercial.com

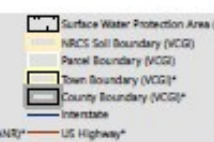
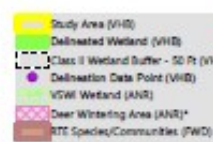
208 FLYNN AVE., STUDIO 2i

BURLINGTON, VT 05401

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Meadowland Industrial Park - Lot 4



Wetland and Waters Map

Wetlands and waters survey completed by VHB (M. Juchman, A. B. Lewis) on May 27 and June 10, 2021.

Source:
Background imagery by VCO (collected in 2016)
VCO (Vermont) Center for Geographic Information - Various Dates
ANS (Bureau) Agency of Natural Resources - Various Dates
FWS (Vermont) Fish and Wildlife Department - 2016
VNH (2021)

*Layers not visible in map extent.



Zoning Summary

6.04 INDUSTRIAL-OPEN SPACE DISTRICT IO

A. Purpose. The Industrial-Open Space IO District is established to provide suitable locations for high-quality, large-lot office, light industrial and research uses in areas of the City with access to major arterial routes and Burlington International Airport. The IO District regulations and standards are intended to allow high-quality planned developments that preserve the generally open character of the district, minimize impacts on natural resources and water quality, and enhance the visual quality of approaches to the City while providing suitable locations for employment and business growth. The location and architectural design of buildings in a manner that preserves these qualities is strongly encouraged. Any uses not expressly permitted are prohibited, except those which are allowed as conditional uses.

B. Comprehensive Plan. These regulations hereby implement the relevant provisions of the City of South Burlington adopted comprehensive plan and are in accord with the policies set forth therein.

C. Review Procedures. All proposed development within the IO district shall be reviewed initially pursuant to the planned unit development provisions of these regulations. The DRB may condition PUD approvals involving the creation of individual lots for development to allow subsequent applications for development of individual lots to be reviewed pursuant to the standards and procedures for site plan review in Article 14 of these regulations.

D. Uses. In the IO District, principal permitted uses and conditional uses shall be those shown in Table C-1, Table of Uses.

E. Area, Density, and Dimensional Requirements.

(1) In the IO district, area, density, and dimensional requirements shall be those shown in, Table C-2, Dimensional Standards.

(2) The minimum lot size of an individual lot within a PUD may be modified by the Development Review Board provided the overall tract of land involved in the PUD complies with the minimum and average lot size requirements for the IO district.

F. Additional Standards. All applications within the IO District shall be subject to the supplemental standards in Section 6.05.

6.05 Supplemental Standards for Industrial and Airport Districts

A. Site plan or PUD review required. Development according to industrial and airport district regulations shall be subject to site plan or planned unit development review as specified above, the purpose of which shall be to encourage innovation of design and layout, encourage more efficient use of land for development, promote shared parking opportunities, provide coordinated access to and from commercial developments via public roadways, and maintain service levels on public roadways with a minimum of publicly financed roadway improvements.

B. Multiple structures and uses permitted. Multiple structures, multiple uses within structures, and multiple uses on a subject site may be allowed, if the Development Review Board determines that the subject site has sufficient frontage, lot size, and lot depth. Area and frontage requirements may be met by the consolidation of contiguous lots under separate ownership. Construction of a new public street may serve as the minimum frontage requirements. Where multiple structures are proposed, maximum lot coverage shall be the normal maximum for the applicable districts.

C. [Reserved]

D. Buffer strip. Properties in the Airport, Mixed Industrial Commercial, Industrial Open Space and Airport Industrial districts that abut residential districts shall provide a screen or buffer along the abutting line, as per Section 3.06(I) (buffers).

* See Article 9 for additional dimensional standards in the SEQ-NRN subdistrict. Where a conflict exists, the more restrictive shall apply.

[illegible]

	Commercial 1					Other Commercial			Heavy Commercial-Industrial		Airport		City Center IFBC District
NON-RESIDENTIAL ZONING DISTRICTS	C1 R12	C1 R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	IC	AIR	AIR-IND	
Agriculture & construction equipment sales, service & rental									P	P			
Airport Uses											P	P	
Animal shelter	C	C						P					
Artist production studio	P	P	P			P	P		P				
Auto & motorcycle sales			P						P	P			
Auto & motorcycle service & repair			P						P	P			
Auto rental, with private accessory car wash & fueling				P					P	P	P	P	
Bed & breakfast						C	C						
Cannabis dispensary (dispensing only)	P	P	P	P			P		P	P-TO			
Cannabis dispensary (cultivation only)								P		P			
Car wash									P				
Child care facility, licensed non-residential	P	P	P	P	P	P	P	P	P	P			
Commercial greenhouse								PUD	P	P			
Commercial kennel, veterinary hospital and pet day care	C	C		P				P	P	P			
Commercial or public parking facility	C	C	C	C	C				C	C	C	C	
Contractor or building trade facility								P	P	P		P	
Distribution and related storage, with >15% of GFA in office or other principal permitted use by same tenant						C			P	P		P	
Drive-through bank	PUD	PUD	PUD	PUD					PUD				
Equipment service, repair & rental									P	P			
Family child care home, registered or licensed					P	P	P	P					
Financial institution	P	P	P	P	P			ACC	P	P			
Flight instruction				P							P	P	
Hotel	PUD	PUD	PUD	C	C		C		C				
Hotel, extended stay	PUD	PUD		C	C		C		C				
Indoor theater	P	P	P										

See Article 8

	Commercial 1					Other Commercial			Heavy Commercial-Industrial		Airport		City Center IFBC District
NON-RESIDENTIAL ZONING DISTRICTS	C1 R12	C1 R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	IC	AIR	AIR-IND	
Indoor vehicle storage, maximum 10,000 square feet										P-ACC			
Junk yard													
Light manufacturing						PUD		PUD	P	P	P	P	
Lumber and contractor's yard									P	P		P	
Manufacturing & assembly from previously prepared materials & components	P	P	P	P	P			PUD	P	P	P	P	
Mobile home, RV and boat sales, repair & service									P	P			
Motor freight terminal										C		P	
Office, general	P	P	P	P	P	P	P	PUD	P	P		P	
Office, medical	P	P	P	P	P	P	P	PUD-TO	P	P-TO			
Personal or business service	P	P	P	P	P (7)	P	P	P (7)	P	P			
Pet grooming	P	P	P	P	P	P	P		P	P			
Photocopy & printing shops, with accessory retail	P	P	P	P	P	P	P	P-ACC	P	P			
Printing & binding production facilities						C		P	P	P		P	
Private providers of public services, including vehicle storage and maintenance									P	P	P	P	
Processing and storage						P		P	P	P	P	P	
Radio & television studio	P	P	P			C	P	P	P	P			
Recreation facility, indoor	P	P	P	P	P	P	P	P-ACC	P	P			
Recreation facility, outdoor	C	C	C	C	C	C	C		C	C			
Research facility or laboratory	P	P	P	P	P	P	P	P	P	P		P	
Restaurant, short order	P	P	P	P	P	P-ACC	P-ACC	P-ACC	P	P-ACC	P-ACC		
Restaurant, standard	P	P	P	P	P	P	P		P			P-ACC	
Retail sales	P (8)	P	P	P (8)	P (7)	P (7)	P (7)	P (7)	P (9)	P (8)	P-ACC		
Retail warehouse outlet									P	P			
Sale, rental & repair of aircraft & related parts											P	P	
Seasonal Mobile Food Unit	P	P	P	P	P	P	P		P	P			

	Commercial I					Other Commercial			Heavy Commercial-Industrial		Airport		City Center FBC District
NON-RESIDENTIAL ZONING DISTRICTS	C1 R12	C1 R15	C1-AUTO	C1-AIR	C1-LR	AR	SW	IO	C2	IC	AIR	AIR-NO	
Self-storage									P	ACC, P-Non-TO			
Service station						C			C				
Shopping center	C	C											
Taverns, night clubs & private clubs	P	P	P	P	P		P		P	P			
Transportation services									P	P			
Warehousing & distribution				C		C			P	P		P	
Wholesale establishments						C	C		P	P		P	

Key and Notes to the Table above:

P = Permitted

C = Conditional Use

PUD = Allowable within a Planned Unit Development

ACC = Allowable as an accessory use

TO = Allowable only in the Transit Overlay District

Non-TO = Allowable only outside of the Transit Overlay District

(1) "N" refers to the Institutional-Agricultural North sub-district.

(2) R7 and SEQ-VC as classified as non-residential zoning districts, but are included in this table for purposes of efficiency

(3) No minimum lot size for bed & breakfast in the SEQ-VC district

(4) Permitted within a structure existing and approved for use as an 'educational facility' as of July 1, 2013. The structure existing as of July 1, 2013, may be expanded, enlarged or extended by an area that does not exceed 20% of its Gross Floor Area.

(5) Educational support facilities in C1 are subject to the dimensional standards of the IA-North District. See Article 7.

(6) Use is limited to 3,000 SF GFA per tenant with a maximum 9,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.

(7) Use is limited to 5,000 SF GFA per tenant with a maximum 15,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.

(8) Use is limited to 15,000 SF GFA per tenant with a maximum 25,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.

(9) Use is limited to 30,000 SF GFA per tenant with a maximum 30,000 SF GFA total footprint for the building. Tenants shall have separate entries from one another and no direct passageways from one to another.

(10) Use is restricted to not-for-profit organization whose primary purpose is the provision of educational or research services related to agriculture, horticulture, forestry, natural resource preservation, arts or recreation

(11) Use is allowed only as an Educational Support Facility. See Section 7.01(E)

(12) Allowable only as a municipally-operated facility.



Zoning Map

South Burlington, Vermont

Effective April 11, 2016

0 1,000 2,000 4,000 Feet

Data Disclaimer:
Maps and GPS data ("material") made available by the City of South Burlington are for reference purposes only. The City does not guarantee accuracy. Users release the City from all liability related to the material and its use. The City shall not be liable for any direct, indirect, incidental, consequential, or other damages. Contact GIS@sburl.com with questions

Note:
Parcel line data is provided for informational purposes only. The City reserves the right to update the Official Zoning Map with new parcel data as it becomes available.

Transect Zone 1 Disclaimer:
The T1 Transect Zone depicts stream buffer, wetland, and wetland buffer areas on the Official Zoning Map. Stream buffer, wetland, and wetland buffer areas are shown for illustrative purposes only. Depicted stream buffer, wetland, and wetland buffer boundaries are approximate. The diagram should not be construed as showing all stream buffers, wetland, and wetland buffer areas, nor the precise locations of such stream buffers, wetland, or wetland buffer areas. Stream buffer, wetland, and wetland buffer delineation for permitting purposes must be determined in accordance with Article 10 and 12 of the South Burlington Land Development Regulations, as applicable.

Zoning Districts

Residential Districts

- Residential 1
- Residential 1 -
- Residential 2
- Residential 4
- Residential 7
- Res 7-Neighborhood Commercial
- Residential 12
- Lakeshore Neighborhood
- Queen City Park

Form Based Code Districts

- Transect Zone 1
- Transect Zone 3
- Transect Zone 3 Plus
- Transect Zone 4
- Transect Zone 5

Municipal & Institutional Districts

- Municipal
- Park & Recreation
- Interstate Highway Overlay
- Institutional & Agricultural-North
- Institutional & Agricultural-South

Southeast Quadrant Subdistricts

- Natural Resource Protection
- Neighborhood Residential North
- Neighborhood Residential
- Neighborhood Residential Transition
- Village Commercial
- Village Residential

Commercial Districts

- Commercial 1 - Residential 12
- Commercial 1 - Limited Retail
- Commercial 1 - Residential 15
- Commercial 1 - Airport
- Commercial 1 - Automobile
- Commercial 2
- Swift Street
- Allen Road

Industrial and Airport Districts

- Mixed Industrial & Commercial
- Airport
- Airport Industrial
- Industrial & Open Space

V/T Commercial is pleased to offer this rare opportunity to acquire prime industrial development land in the heart of South Burlington, Vermont. The offering price for this parcel is \$7,250,000. All inquiries should be directed to:

Yves Bradley yb@vtcommercial.com 802.363.5696

Tony Blake tony.blake@vtcommercial.com 802.343.0119

This offer to sell is subject to errors and omissions and change or withdrawal without notice. The acceptance of 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.



208 Flynn Avenue, Studio 2i

Burlington, Vermont 05445

<https://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