

MID-MILE  
LOGISTICS  
FACILITY

36 PRECISION DRIVE

# 36 PRECISION DRIVE NORTH SPRINGFIELD, VT

- Up to 344,035 SF available. Logical subdivisions considered
- Available space improved with 27 loading docks and 7 drive-in doors
- Clear ceiling heights range from 22' to 28' 5"
- Located in a Federal Opportunity Zone with potential eligibility for Vermont State Economic Development Incentives
- Easily accessible to I-91
- Two miles from Hartness State Airport featuring Vermont's second longest runway at 5,500 feet

**AVAILABLE  
FOR SUBLEASE**

**NEWMARK**



# BUILDING SPECIFICATIONS

**Year Built:** 1968 / 1982

Major improvements and replacements have been made over the past several years.

**Office:** Up to 29,764 SF available on first floor.

**Office Description:** The space is improved for office, engineering, and support functions and can be modified per tenant's specifications. Part of the space (6,318 SF) has mahogany finished offices.

**Quality:** Very Good

**Dimensions:** 745'6" x 423'9"; plus offset (201'2" x 151')

**Ceilings:** Metal - Steel Truss

**Ceiling Heights:** 22' (Min) - 28' 5" (Max)

**Ceiling Comments:** Southwest corner (72,000 sf) is 28' 5" clear; balance of building is 22' clear

**Columns:** Steel H

**Column Comments:** 20' x 30'; 40' x 30'  
Southwest corner (72,000SF) is 20' x 60'

**Roof:** Combo. TPO rubber membrane system over the industrial area with 200,000 SF having been replaced since 2014.

**Floors:** Reinforced Concrete

**Walls:** Metal - insulated

**Lighting:** T8 fluorescent units. Exterior lighting via pole mounted LED units installed in 2016, and wall mounted halogen units.

**Gas:** Propane only

**Water:** City - City of Springfield; 12" Main

**Sewer:** City - City of Springfield; 8" Main

**Power:** Green Mountain Power - 4,000A, 480V, 3Phase, 4Wire to entire building via 3 substations; two rated at 1600 Amp and one rated at 1200 Amp

**Heat:** Ceiling suspended propane gas fired units. The offices are heated via gas fired rooftop HVAC units.

**Zoning:** Industrial District

**Air Conditioning:** Offices only

**Sprinklers:** 100% wet coverage via a closed loop system with ESFR coverage over 276,642 SF

**Fiber:** VTEL

**Security:** An ADT System monitors all exterior doors.

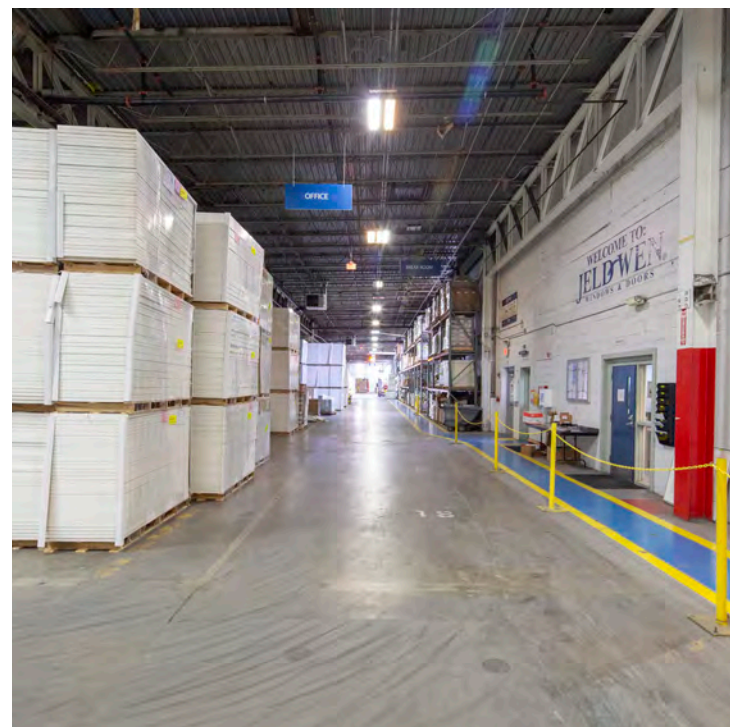
**Miscellaneous:** The property is situated in an Opportunity Zone; and new users could benefit from VT's VEGI and VTP programs.

**Avail. Size:** 344,035 SF

**Bldg. Size:** 373,799 SF

**Lot Size:** 213.05 Acres

**Possession:** Immediate



**Parking:** 250 cars; 64 trailers; expandable

**Last Use:** Light manufacturing and distribution

**Loading: West Wall:** (20) 9' x 10' tailgate (TG) dock doors; equipped with load levelers, dock seals, and dock lights.

**North Wall:** (6) 9' x 10' tailgate dock doors equipped with load levelers, dock seals, and dock lights;  
(2) 10' x 12' drive-in (DI) doors

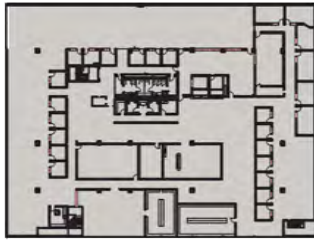
**East Wall:** (2) 10' x 12' drive-in doors

**South Wall:** (1) 9' x 10' tailgate dock door equipped with a load leveler, dock seal, and dock light;  
(3) 10' x 12' drive-in doors

**Crane:** Two 20-ton Shepard Niles bridge cranes are in place in the southwest corner of the building. Each having a 60' span, 380' travel, and 20' CUH.

# FLOOR PLAN

## Second Floor



Main Entrance



(2) TG Dock Doors  
+ (1) DI Door

(4) TG Dock Doors  
(1) DI Door

(20) TG  
Dock  
Doors

344,035 SF  
AVAILABLE

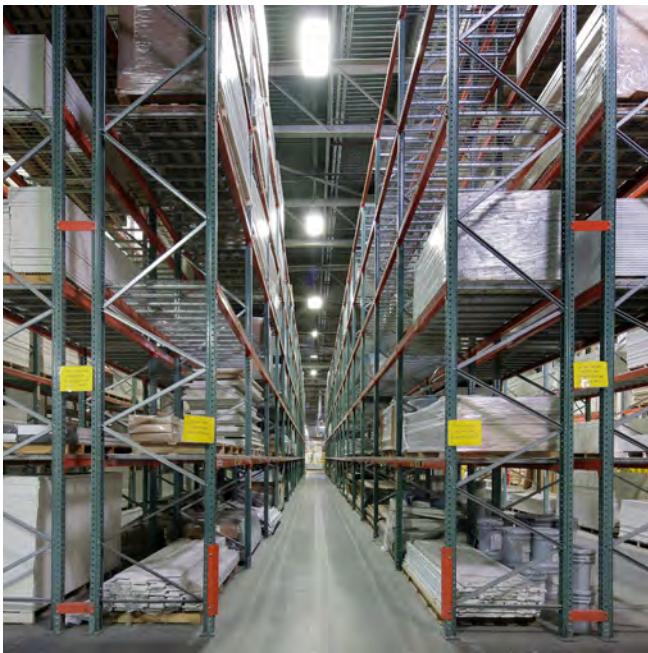
(1) DI Door

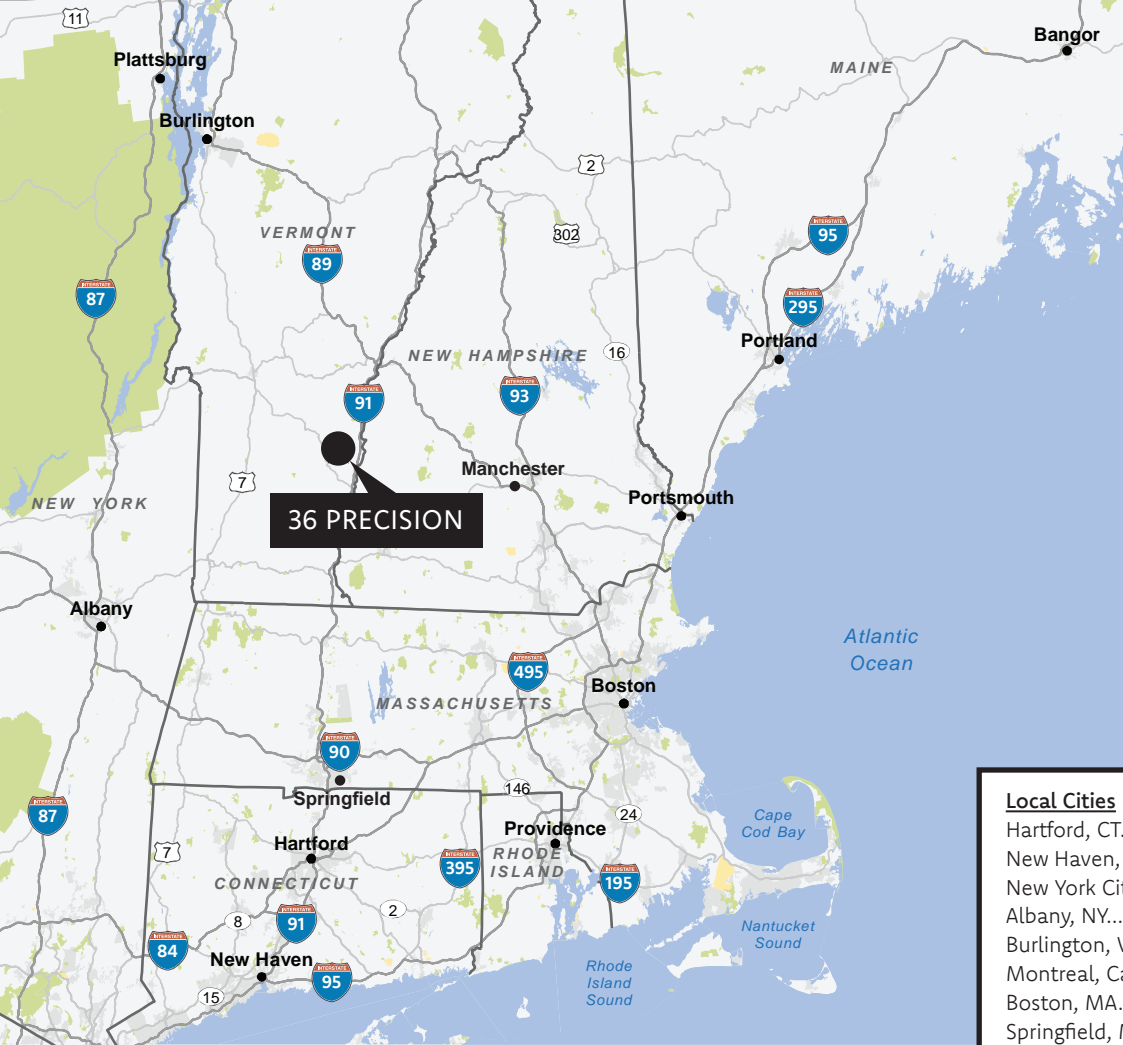
(1) DI Door

BUILDING  
ROOF STEPS

(1) TG Dock Door

(3) DI Doors





# REGIONAL MAP

<u>Local Cities</u>	<u>Distance to Property (mi)</u>
Hartford, CT.....	108.0
New Haven, CT.....	140.8
New York City, NY.....	195.7
Albany, NY.....	77.5
Burlington, VT.....	86.2
Montreal, Canada.....	158.6
Boston, MA.....	100.4
Springfield, MA.....	81
Portland, ME.....	116.7
Portsmouth, NH.....	91.2
Manchester, NH.....	77
Providence, RI.....	118.5



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