

FOR SALE

INDUSTRIAL BUILDING ON 19 ACRES W/ PARTIAL LEASEBACK

30 Precision Drive, North Springfield, VT



VT Commercial is pleased to offer 30 Precision Drive, North Springfield, VT for sale with the potential for a partial leaseback. Built in 1994 and expanded in 2006, this 48,812 SF industrial property is situated on 19 level acres, 7 acres of which are fully fenced-in with gated access and which are partially paved. The building is comprised of 5,501 SF of newly renovated office space, and 43,311 SF of industrial/ warehouse/ manufacturing space. The Seller of this well-maintained property would look to leaseback approximately 28,000 SF for a 5-year term, if amenable to Purchaser. The property is conveniently located in Precision Industrial Park with easy access via I-91. This location is within a qualified census tract, and is designated as both an Opportunity Zone, and an authorized HUB Zone Area. Additionally, Hartness Field (VTF), a State of Vermont airport, is one mile away. Property is climate-controlled throughout all areas.

SIZE:

48,812 SF on 19.0 +/- acres

USE:

Zoned Industrial

PRICE:

\$1,700,000 w/ est. taxes \$61,904.48 for FY 2024

AVAILABLE:

Immediately

PARKING:

Ample, on-site

LOCATION:

30 Precision Drive, North Springfield

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 | TONY BLAKE

802-363-5696 | 802-864-2000 x1

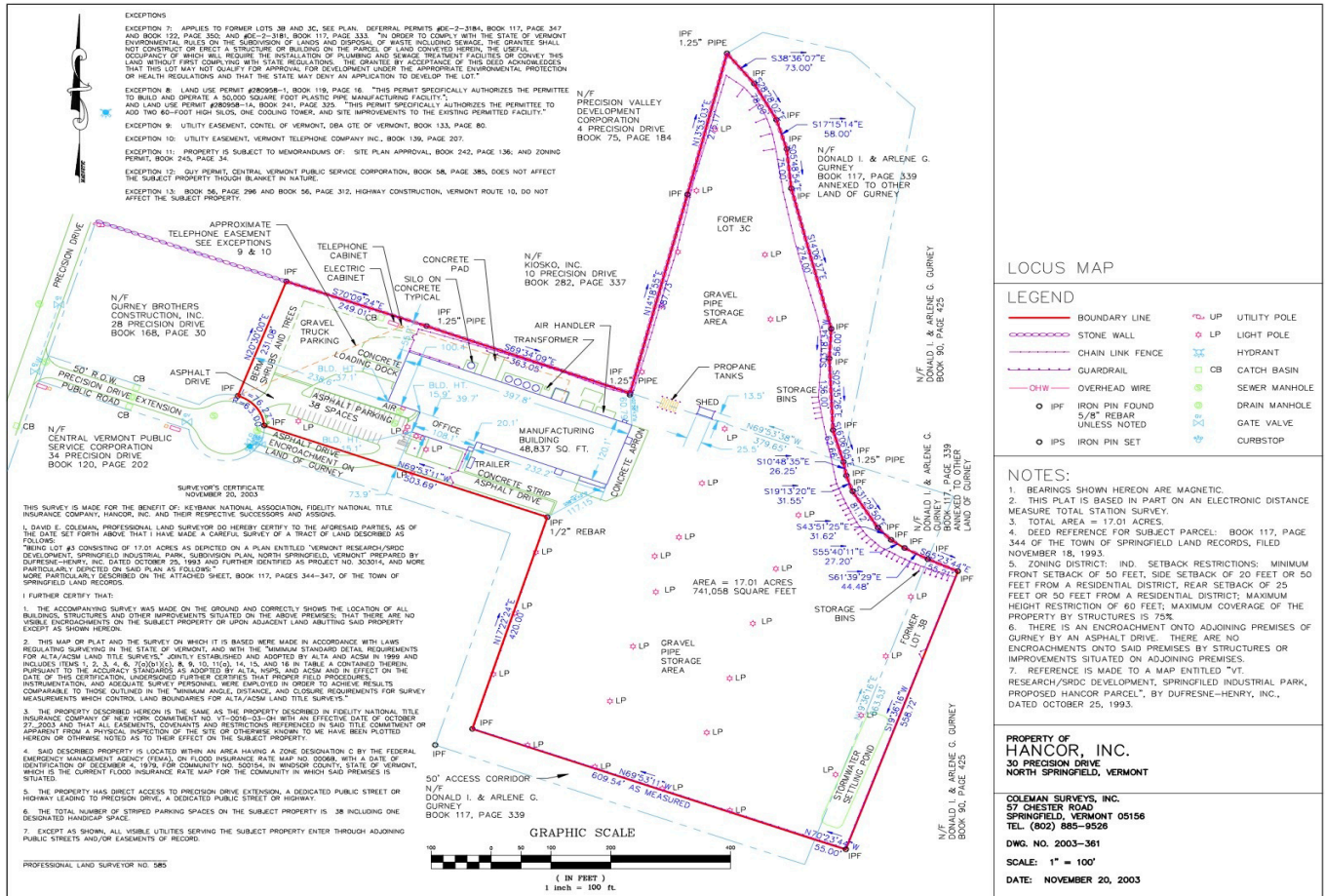
yb@vtcommercial.com | tony.blake@vtcommercial.com

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

9/24/2015

