

AVAILABLE: 32,400 SF Industrial Facility

For Sale or For Lease

1227 INDUSTRIAL PARKWAY
ST JOHNSBURY, VT 05819
Formerly BHS Composites



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PROPERTY DESCRIPTION

Jim Campbell Real Estate has been exclusively retained to market 1227 Industrial Pkwy, St. Johnsbury, VT 05819 for sale or for lease. This 4.25 acre site, formerly BHS Composites, is well located in the highly-desirous St. Johnsbury - Lyndon Industrial Park and has easy access to Interstate 91. The improvements include a large manufacturing building and an additional outbuilding that is fully fire suppressed for storage. The manufacturing building is well-designed with a large 200' x 120' ground floor warehouse footprint, great 27' clear height, 3 dock doors, and 1 drive-in door. There is a large open mezzanine in addition to generous upper level office and meeting spaces. The upper level features 5 private offices, conference room, meeting room, 2 breakrooms with kitchenettes, three 1/2 baths, and one 3-stall bathroom.



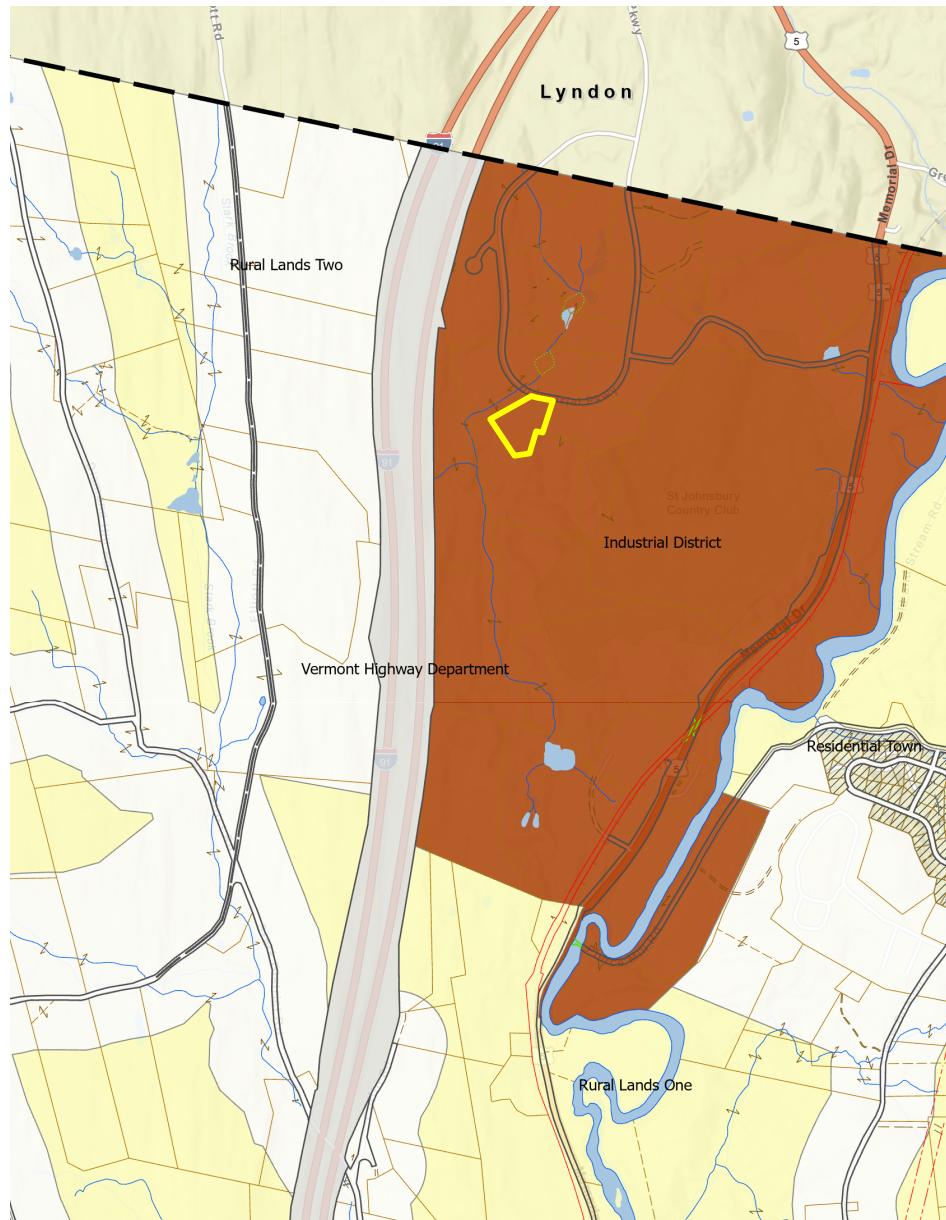
OFFERING SUMMARY

Sale Price	\$3,700,000.00
Lease Price & Type	\$12 SF NNN
NNN (2025 Estimate)	\$2.75 SF
Availability	For Immediate Occupancy
Lot Size	4.25 AC
Mfg Building	Ground Floor: 24,000 SF Upper Level: 5,000 SF Open Mezz: 2,080 SF
Clear Height	27' (30' ceilings)
Outbuilding Size	1,408 SF (44' x 32')
Taxes	\$38,959.12 (2024)
Zoning	IND (St. Johnsbury)
Parking	Paved
Delivery Driveway Surface	
Power	3-Phase, 480v, 600 Amp
Water	Public
Sewer	Public
Internet	High Speed (500 mbps)
Heating	LP-Fired Space Heaters
Cooling	15% (Upper Level Central A/C)
Compressed Air	Drop Lines Throughout Warehouse
Fire Suppression	100% (Wet)

PROPERTY HIGHLIGHTS

- Thriving industrial park located close to I-91
- Highly functional and desirable building design
- Flexible IND zoning (see pg 4)
- Large 200' x 120' Ground Floor Footprint
- 27' clear height with 30' ceilings
- 3 Level Docks (8' x 8') w/Levelers & Bumpers
- 1 Large Drive-In (12' x 14')
- Fully Sprinklered, Heavy Power, Compressed Air Throughout
- 80' x 26' Open Mezzanine
- 125' x 40' Upper Level
 - 5 Private Offices
 - 2 Large Breakrooms w/Kitchenettes
 - Large Conference Room & Meeting Room
 - 3 bathrooms
- Passenger Elevator (out of service)
- 8 New LP-Fired Space Heaters
- New Lumen-Style LED Lighting
- Multiple Eye Wash/Rain Stations for Safety
- Stock Room, Maintenance Shop, Wood Shop, Locker Room
- Outbuilding Designed for Storing Flammables
 - 44' x 32' w/Overhead Crane Beam
 - Full Fire Suppression
 - 12' x 14' Drive-In Door
 - 6'6" x 9' Service/Forklift Door




 Section 313 Industrial ("IND")⁸⁰

313.1 Objective: Land classified as "IND" is land designed to provide a location for the establishment of industry to provide employment opportunities and a broadening of the tax base in the town. Potential good highway access and water and sewer services are major considerations. A variety of types of manufacturing and offices are permitted, provided they are in keeping with the goal of making the town an attractive community and provided the performance standards of the ordinance are satisfied. This area does not conflict with major residential areas.

313.2 Uses:

Permitted Uses

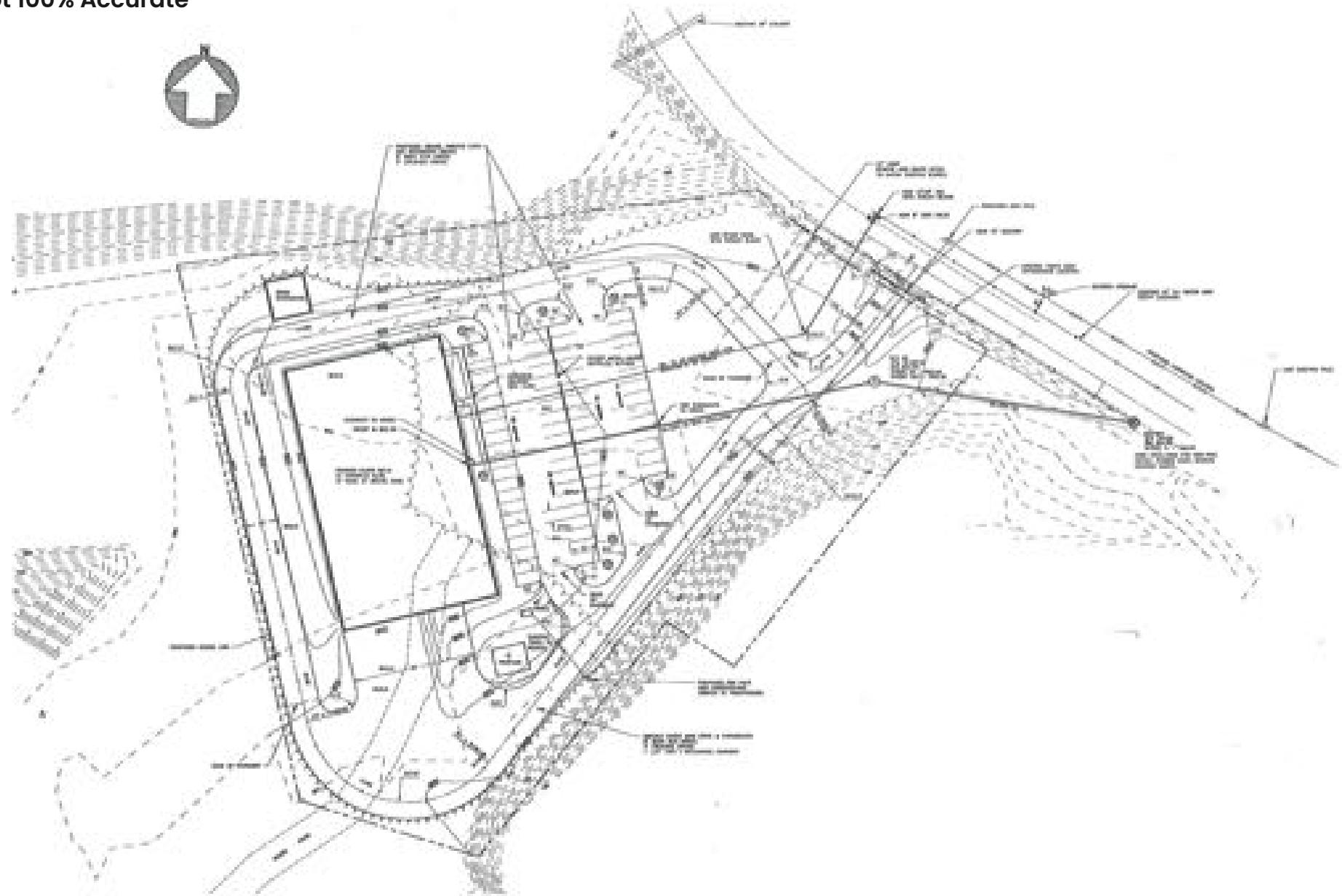
Any manufacturing, compounding, processing, packing, treatment, or warehousing of goods and products, provided the use meets standards of performance of this ordinance.
 Research or testing laboratory
 Office
 Public building or facility
 Trucking terminals
 Warehouse
 Self-storage unit⁸¹
 Freight storage containers⁷⁹

Permitted upon issuance of a conditional use permit

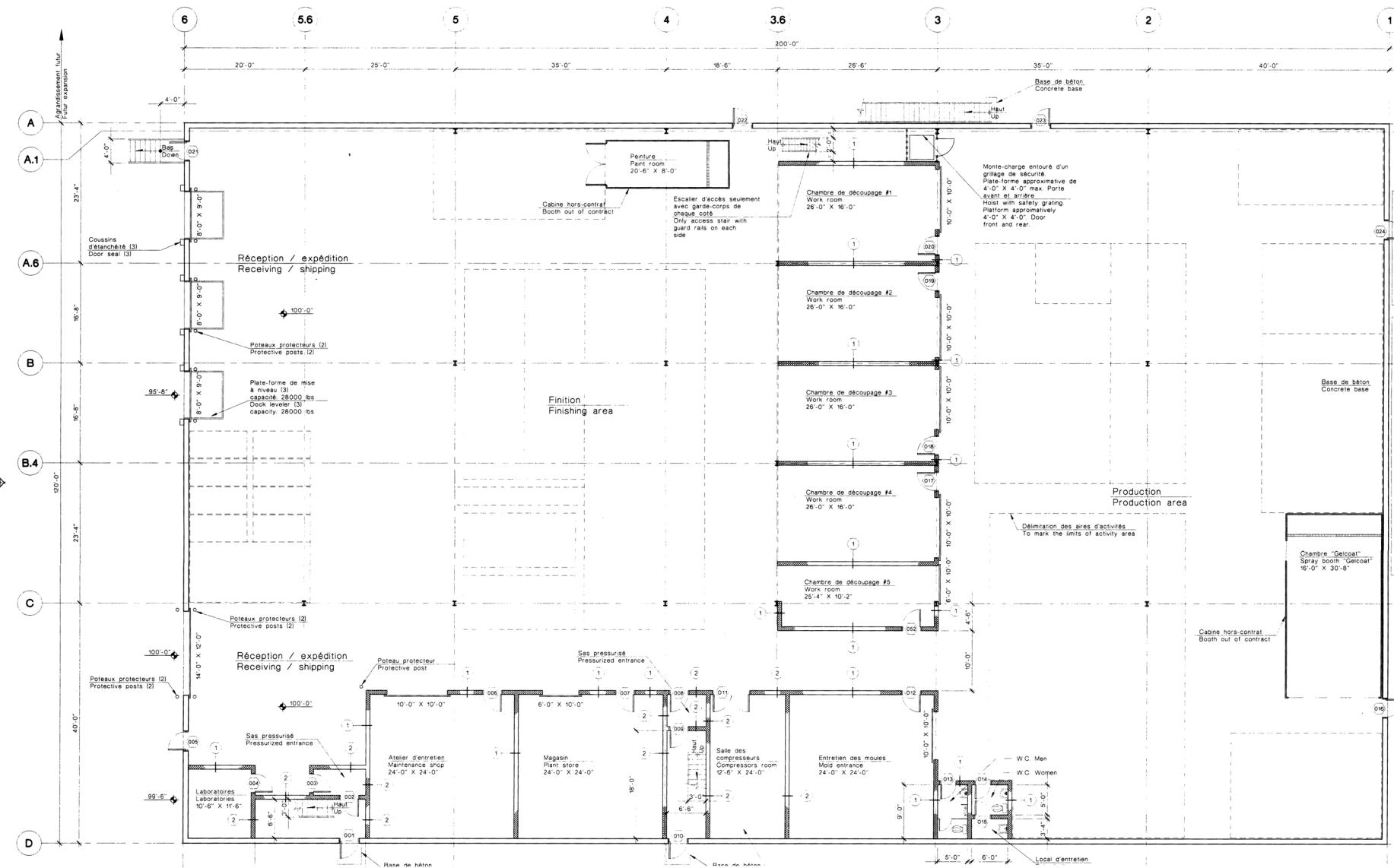
Adult entertainment
 Auto service station
 Blast furnace
 Bulk storage of Hazardous materials
 Cannabis retail establishment⁸²
 Child care (Classes I, II and III)
 Commercial Event Venue⁸³
 Commercial use
 Contractor's yard
 Funeral home with or without residence⁸⁴
 Hot-mix plant
 Incinerator
 Junk yard
 Large retail store
 Manufacturing or processing of petroleum, gas, fertilizer, bone, rubber, asphalt, ammonia, chlorine or explosives
 Pet services⁷⁹
 Recycling center
 Rendering plant
 Secure residential facility
 Slaughter house
 Smelter
 Transfer station
 Veterinary services⁷⁹
 Wholesale distributors (petroleum)
 Wireless communication facility



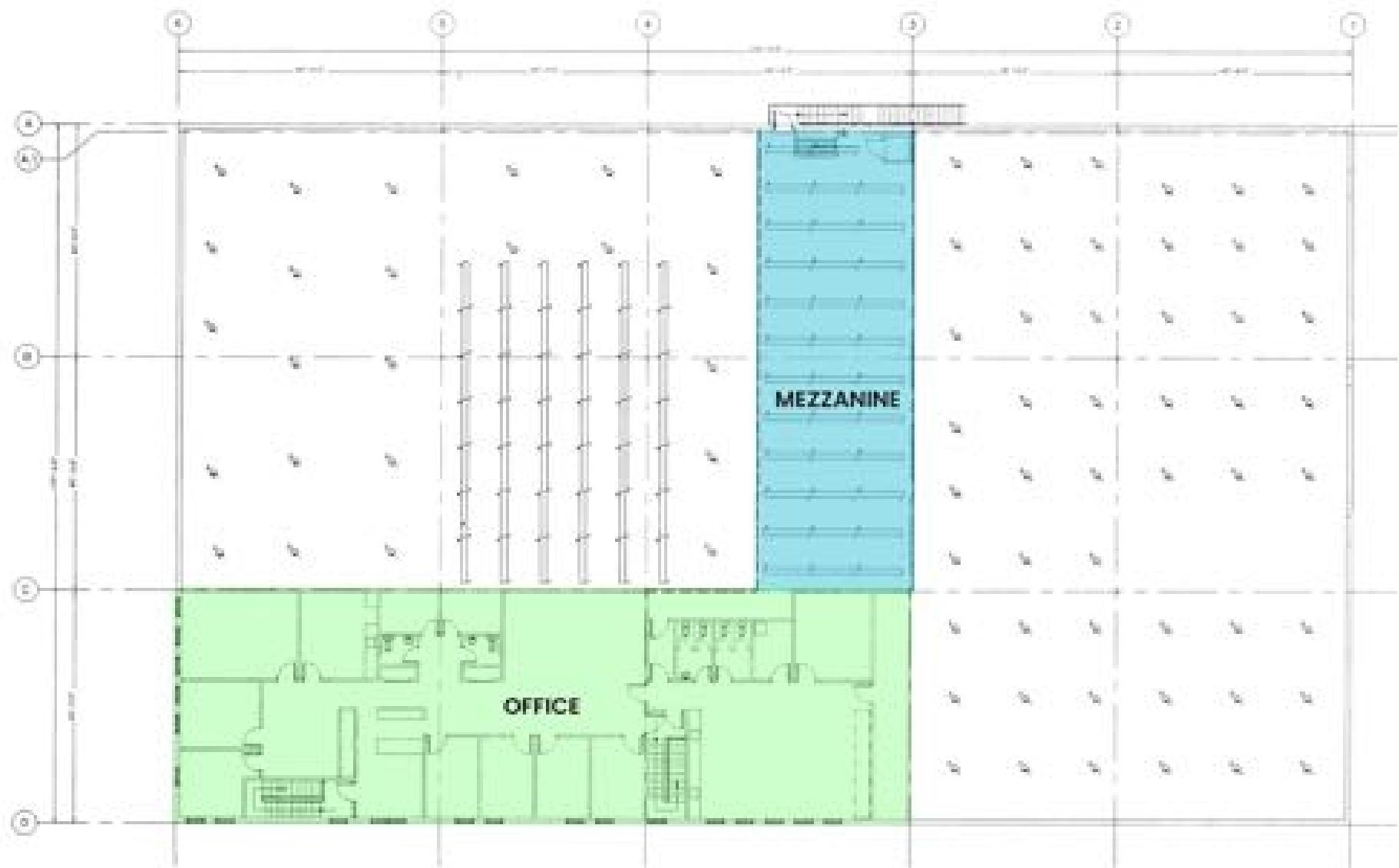
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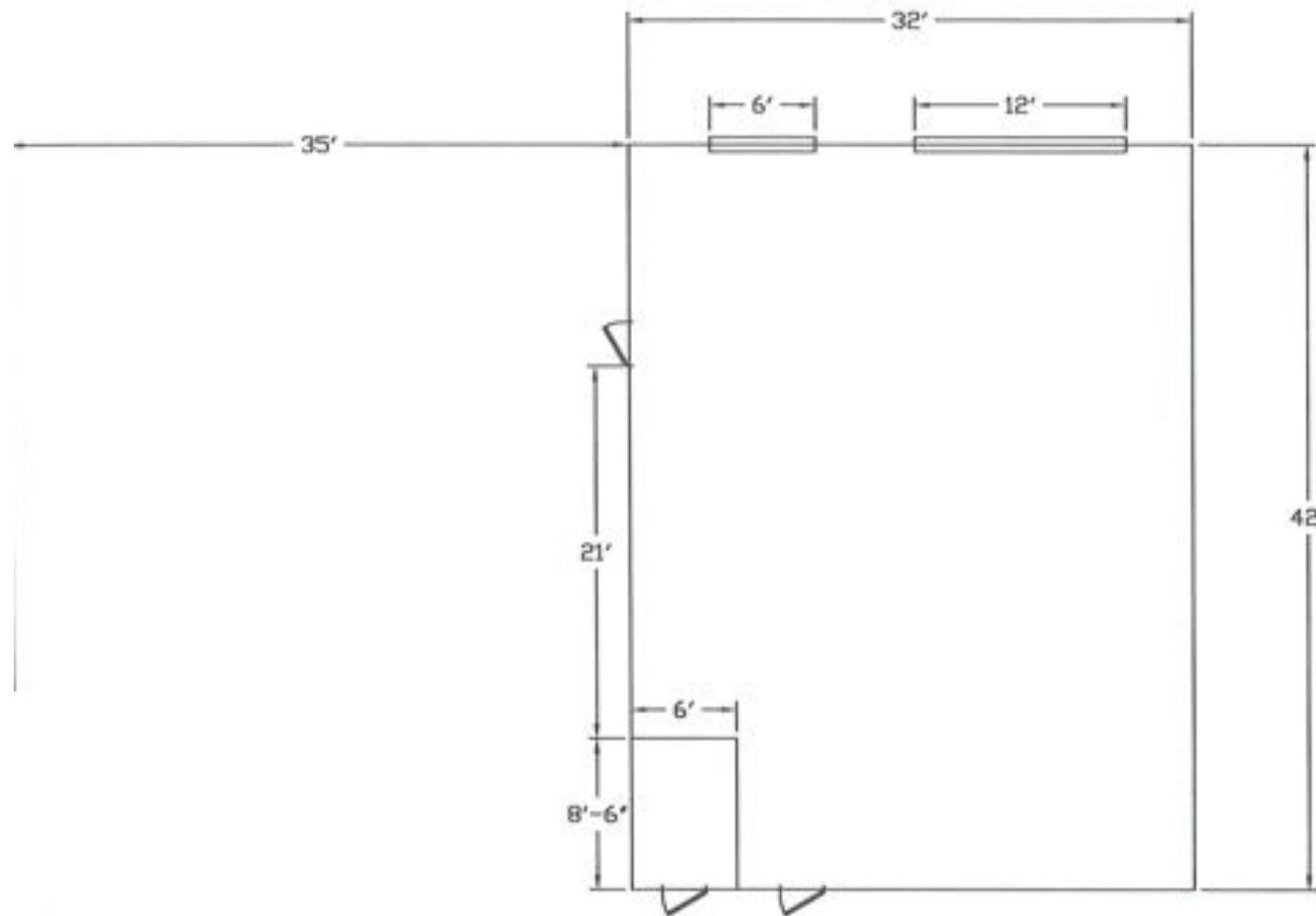
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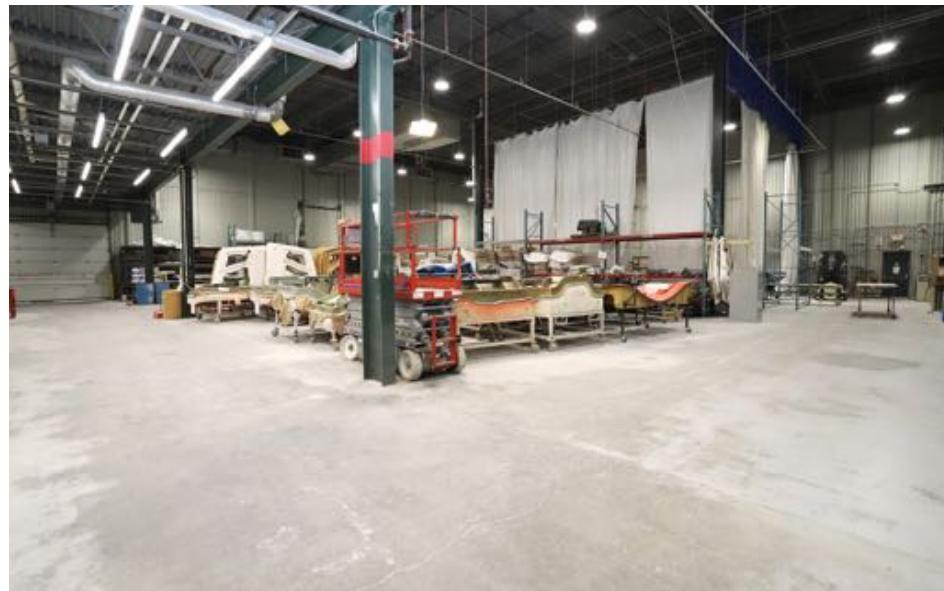
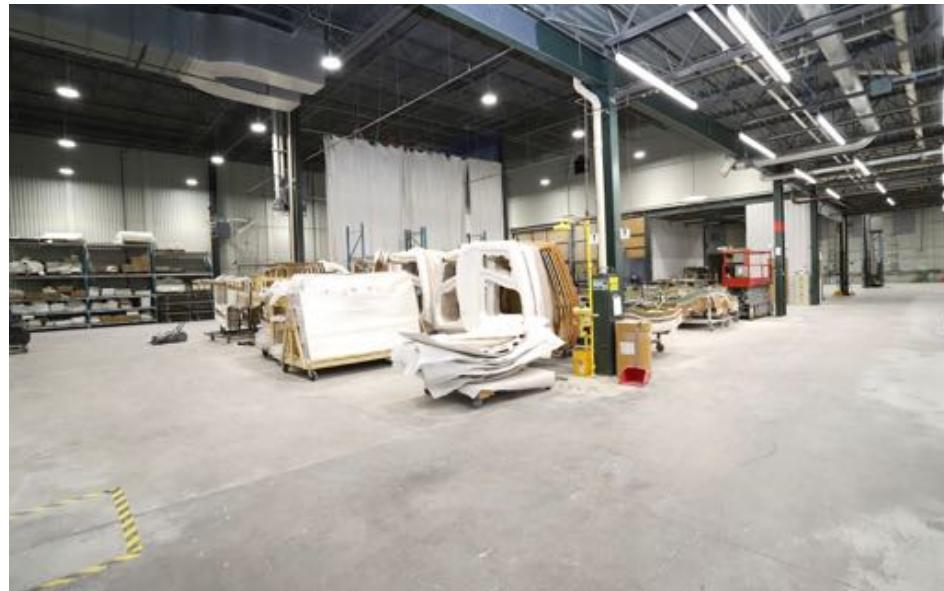
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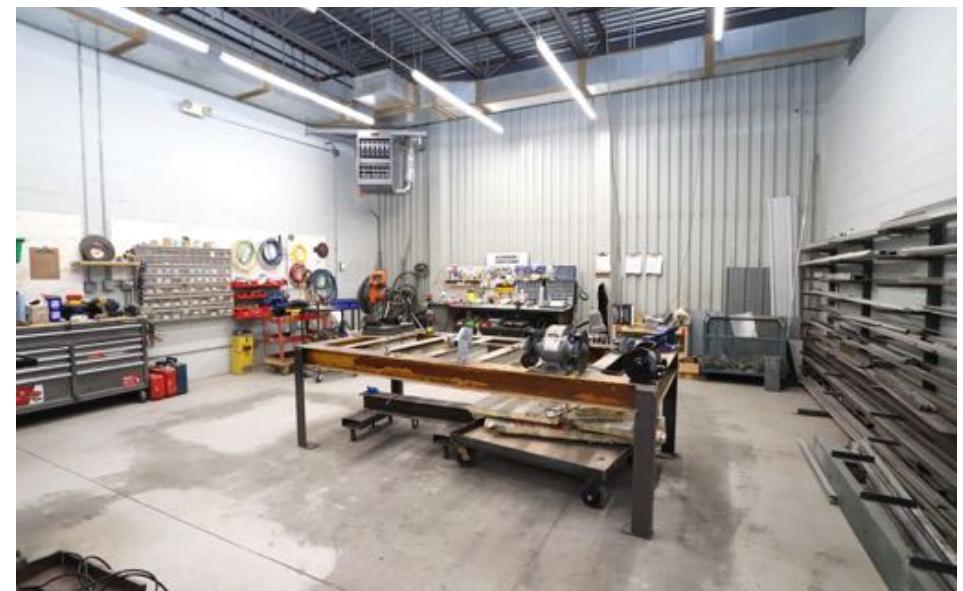
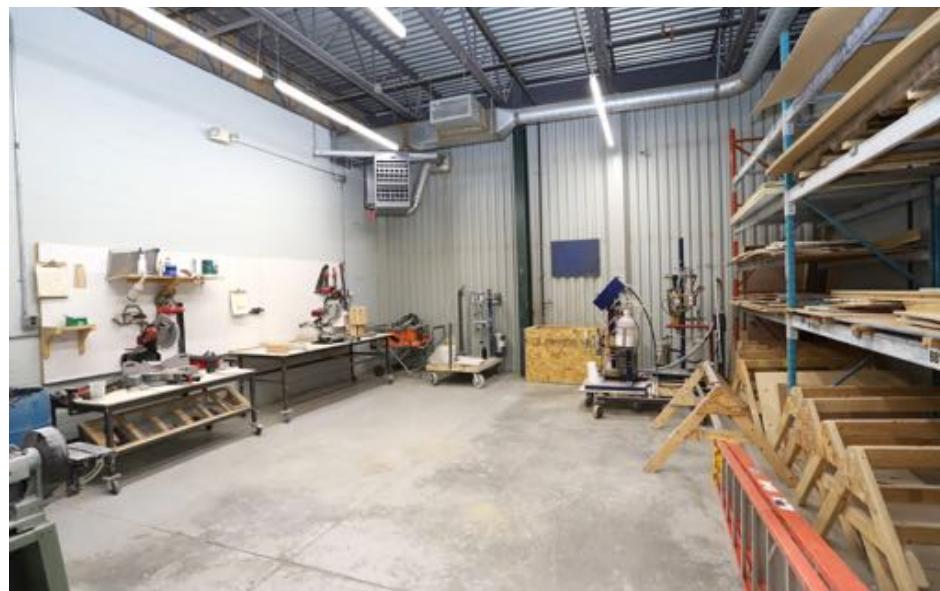
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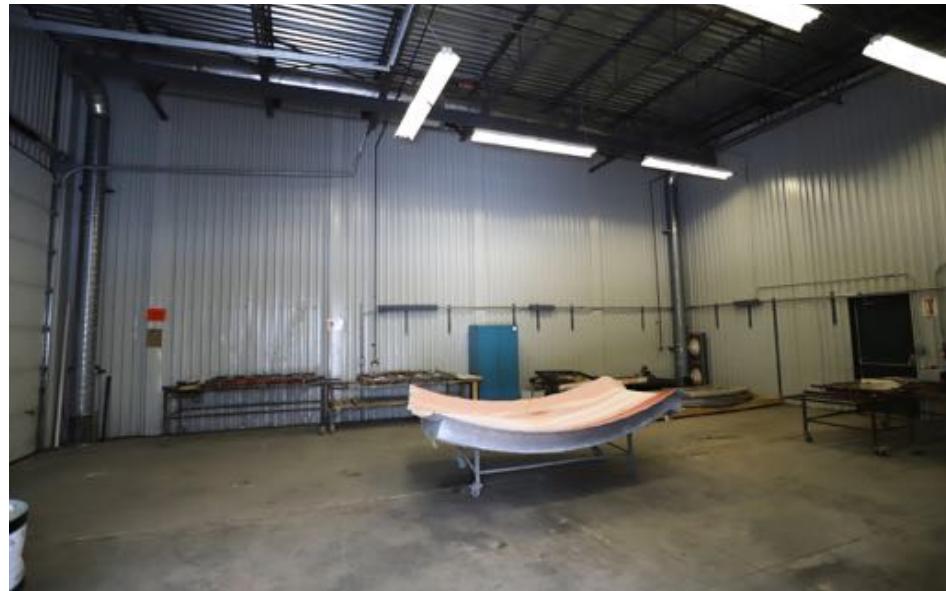
MAIN BUILDING



MAIN BUILDING



FIRE SUPPRESSED OUTBUILDING







ADDITIONAL INFO AVAILABLE

Additional Information Available (Request from Broker)

- Site Plan
- Building Drawings
- MEP Drawings
- Mechanical
- Electrical
- Plumbing
- Warranty Deed
- Utility Service Providers
- Tax Bill
- Covenants
- Water Supply/Wastewater Permits

CONFIDENTIALITY & DISCLAIMER

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Neither Jim Campbell Real Estate, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Jim Campbell Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Jim Campbell Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Jim Campbell Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Jim Campbell Real Estate in compliance with all applicable fair housing and equal opportunity laws.



601 East Main Street
Newport, VT 05855



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 NON-DESIGNATED AGENCY

I / We Acknowledge Receipt of This Disclosure

This form has been presented to you by:

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm

Date

Printed Name of Consumer

Signature of Consumer

Date

Declined to sign