

Silo Distillery
3 Artisans Way, Windsor Industrial Park, Windsor VT



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SIMON PEARCE

Simon Pearce



3 Artisans Way



Path of Life Sculpture Garden

HARPOON

STONE LEAF

Harpoon Brewery Taproom and Beer...



NEW HAMPSHIRE

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HARPOON

STONE LEAF

Great River
Outfitters
Path of Life
Sculpture Garden

SPECIALTY
Blake Hill
PRESERVES
MAKER
SWEET SAVORY SWEET

SILO
DISTILLERY

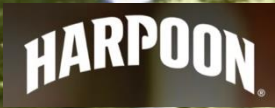
BCR
Brown Commercial Realty

SIMON PEARCE

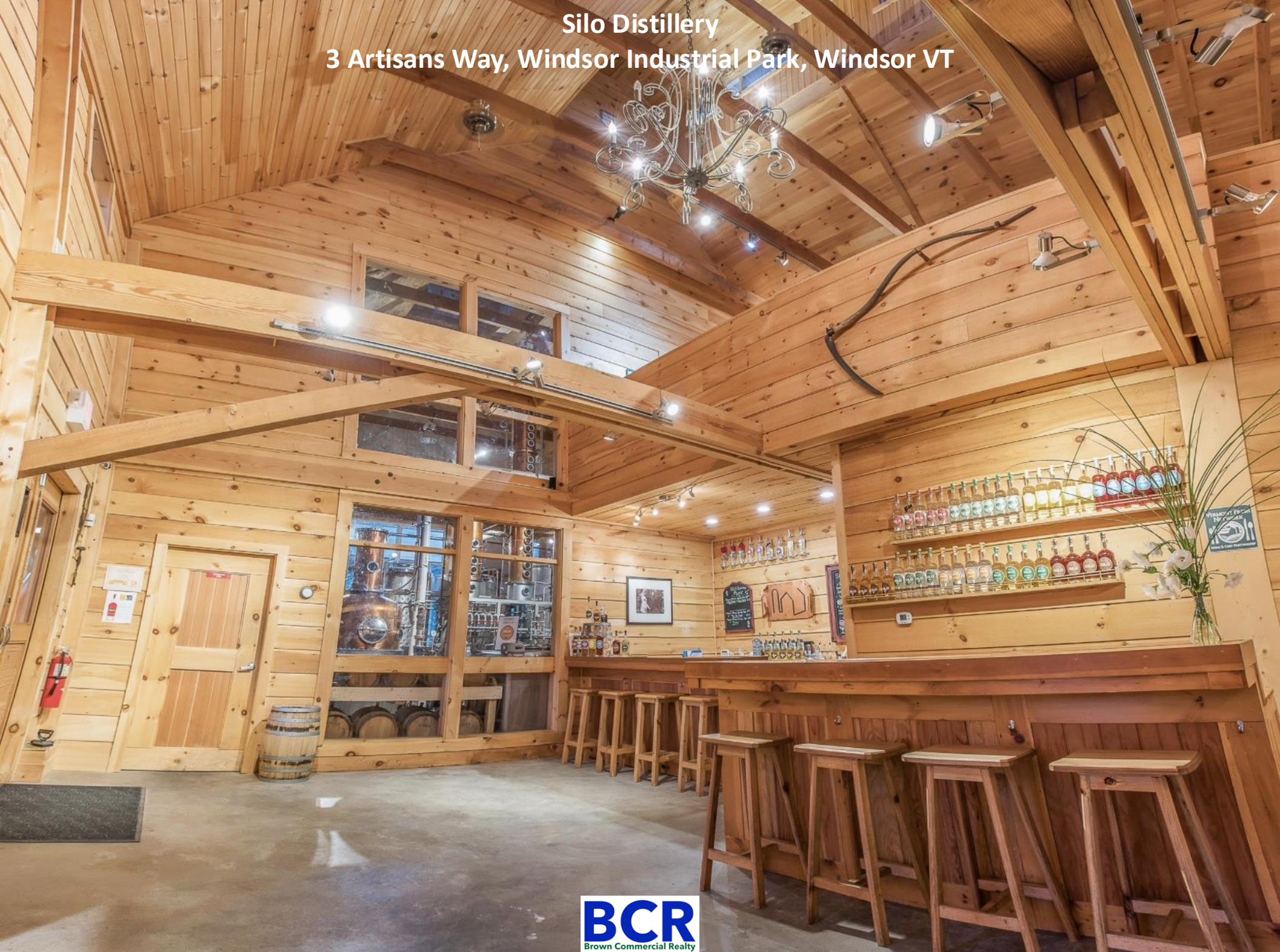
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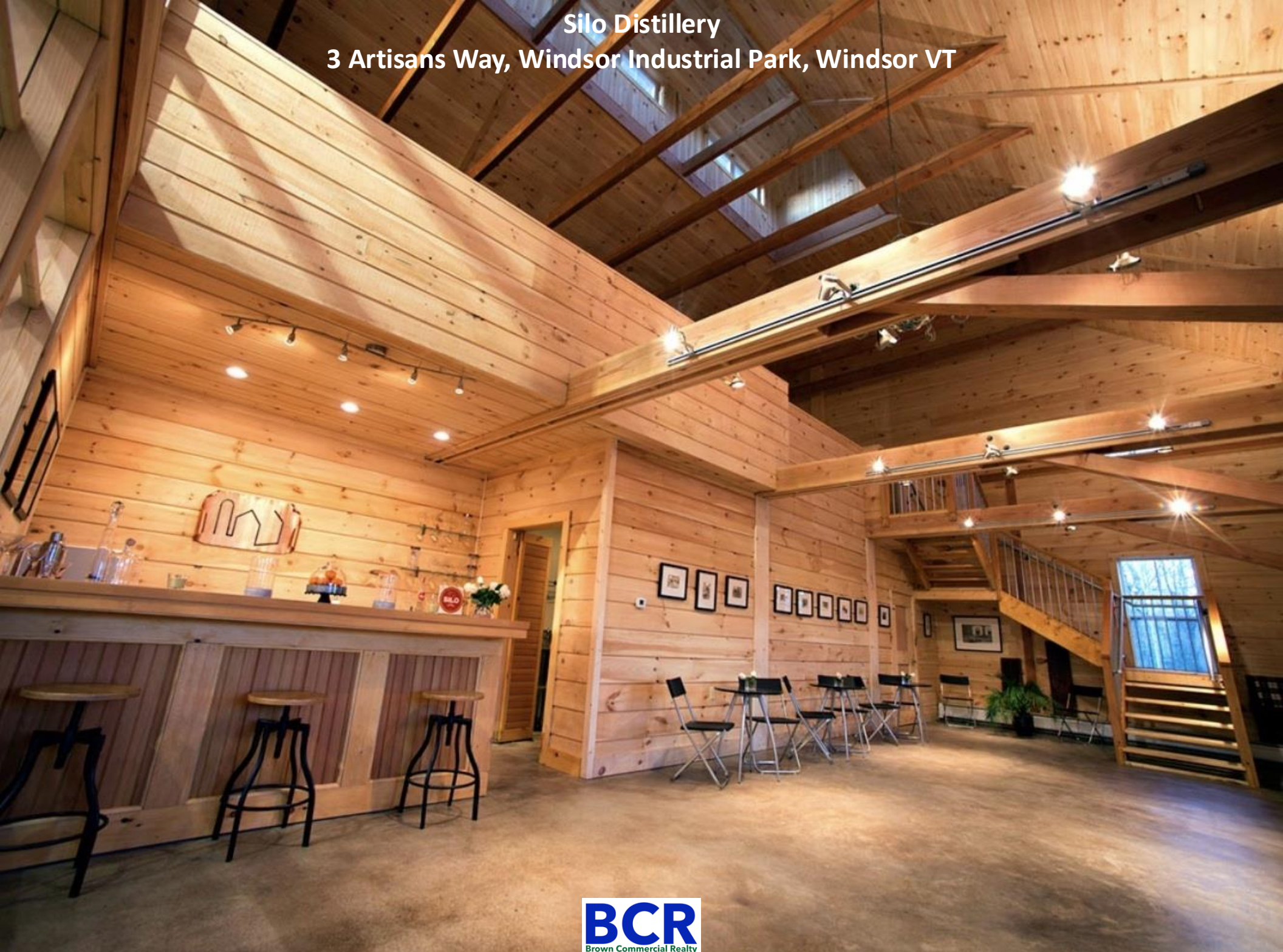
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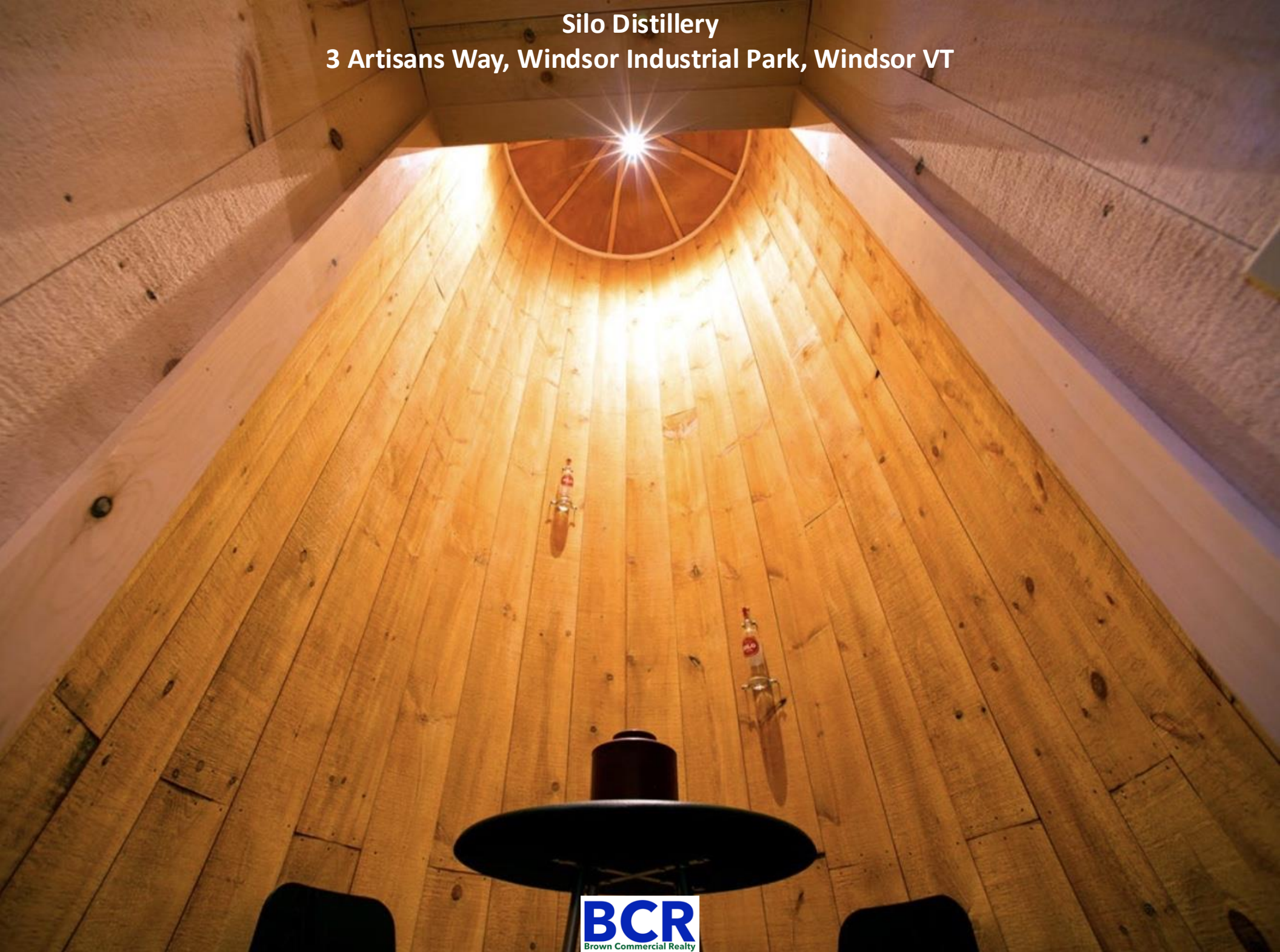
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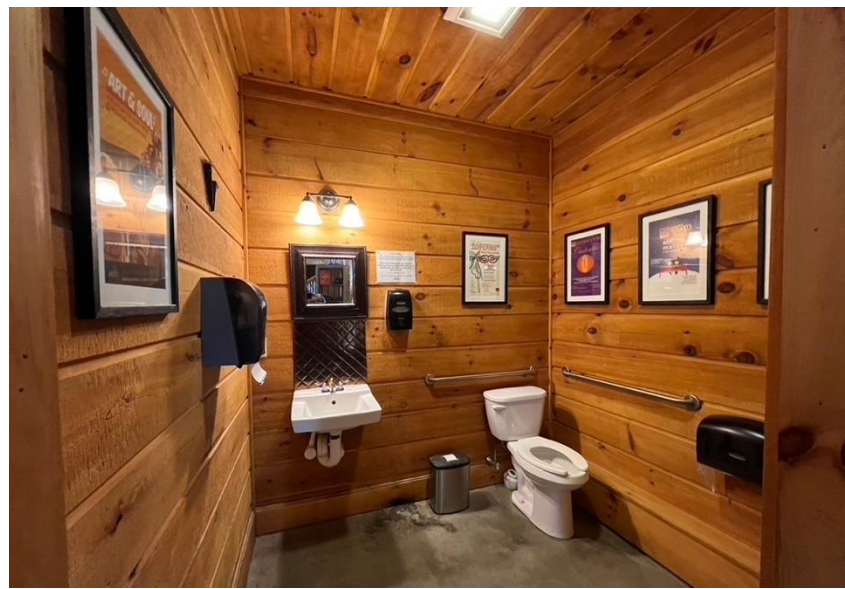
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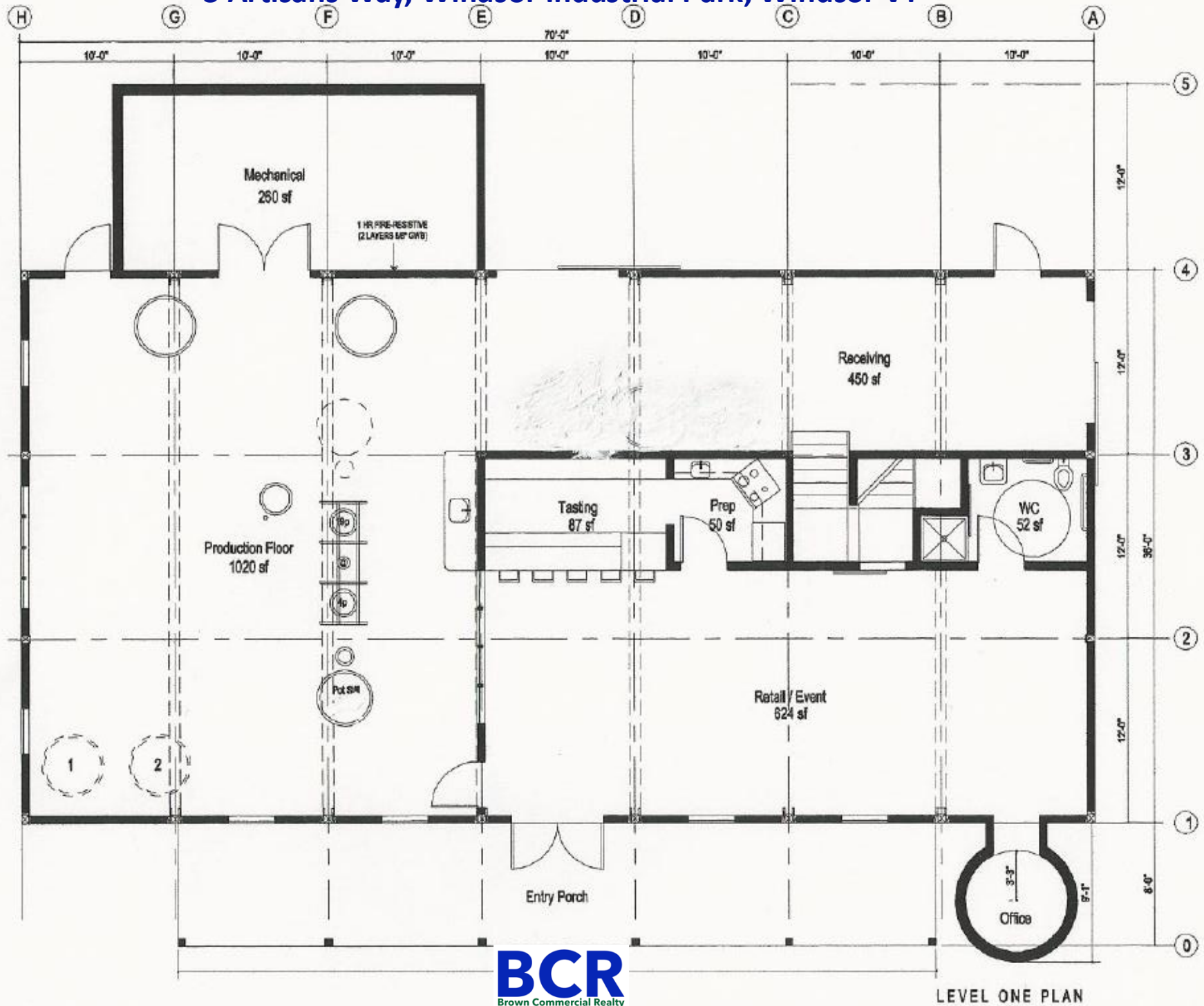
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1st floor



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Location: Building Site D-2, 3 Artisans Way, "Artisans Park" section of Windsor Industrial Park, Windsor VT.

Land: Ground Lease of 1 acre within Windsor Industrial Park. With renewal options, Ground Lease extends to 2052 open to extending/amending ground lease if required.

Land-owner

Building GeoBarns Post & Beam structure, built in 2011/2012, including 4,682 SF of heated and air-conditioned indoor space, plus 575 Sf of covered outdoor space , and another 750 SF of patio space.

HVAC Electric powered "Mini-split" heat pump AC and propane fired FHW Heat

Electric: 480 volt 3-phase service

Operating Costs:

Land Lease

Land Lease Base Rent	\$19,500.00 (\$4.16/SF)
Land Lease CAM Rent*	<u>\$1,112.86 (\$0.24/SF)*</u>
LAND TOTAL	\$20,612.86 (\$4.40/SF)

**Includes Land Real Estate Tax, Insurance, Road Maintenance, and Lawn Care*

Building Operating Costs

RETax	\$13,397. (\$2.86/SF). '22/23
Insurance	\$1,028*
<u>Repairs and Maintenance:</u>	<u>\$3,600 (\$0.77/SF)</u>
BUILDING TOTAL	\$18,025 (\$3.85/SF)

**excluding liquor liability & workers comp) Full Umbrella =+/--\$6k (\$1.28/SF*

Land & Building Combined \$38,637.86 (\$8.25/SF)



PRICE: \$1,670,000, including \$1,170,000 allocated to the building and \$500,000 allocated to the equipment*

**Equipment list available upon request*





Vermont Real Estate Commission Mandatory Consumer Disclosure



[This document is not a contract]
before discussing confidential information; entering into a brokerage service agreement; or showing a property.

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.**

RIGHT NOW YOU ARE NOT A CLIENT

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

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