

OFFICE/INDUSTRIAL FOR SALE
126-128 INTERVALE ROAD
BURLINGTON, VT



Offering Summary

- 4.99 Acres
- 57,467 SF Building
- Mix of office, warehouse, and, retail
- Zoning: Enterprise – Agricultural Processing & Energy
- Purchase Price: \$4,900,000

CALL FOR DETAILS



NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information

Jeff Nick
NAI J.L. Davis Realty
Direct: (802) 876-6923
jeff@jeffnick.com
www.jldavisrealty.com



OFFICE/INDUSTRIAL FOR SALE

126-128 INTERVALE ROAD, BURLINGTON, VT

Property Overview:

NAI/J.L. Davis Realty is please to offer 126-128 Industrial Road for sale, a 57,467 SF building on a 4.99 acre site. The building has a mix of retail, office, and warehouse spaces, with an ample, 155-space parking lot.

It also includes a separate single story 520 SF former railroad depot built in 1910.

Access to Intervale Road via right-of-way.



Property Details

General

Address	126-128 Intervale Road Burlington, VT 05401
Location	Burlington Intervale
Parking	155 Spaces
Ground Lease	2.35 acres from Intervale Foundation for access, gardens, & outdoor storage \$1,500/year
Zoning	Enterprise – Agricultural Processing & Energy
Taxes	\$115,027.00



Building Systems & Safety

Utilities	Municipal Water & Sewer
Electrical Service:	Burlington Electric 3-phase, 400 amp
HVAC:	Offices
Heat:	Natural Gas
Fire Protection:	Fully Sprinkled
Wastewater:	1,920 GPD/160 Employees
Elevator:	2,000 lbs capacity
ADA Compliant:	Bathrooms



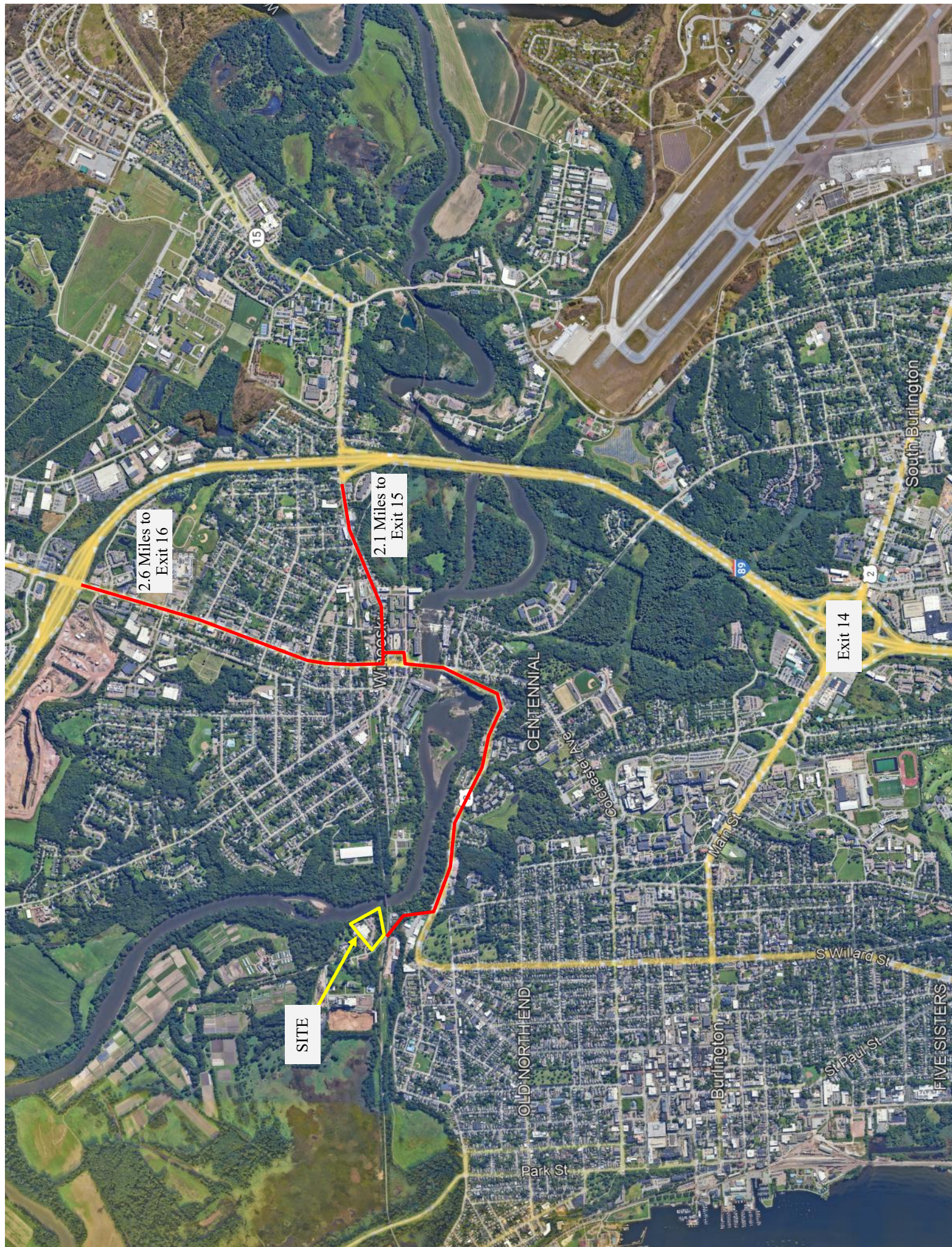
Construction

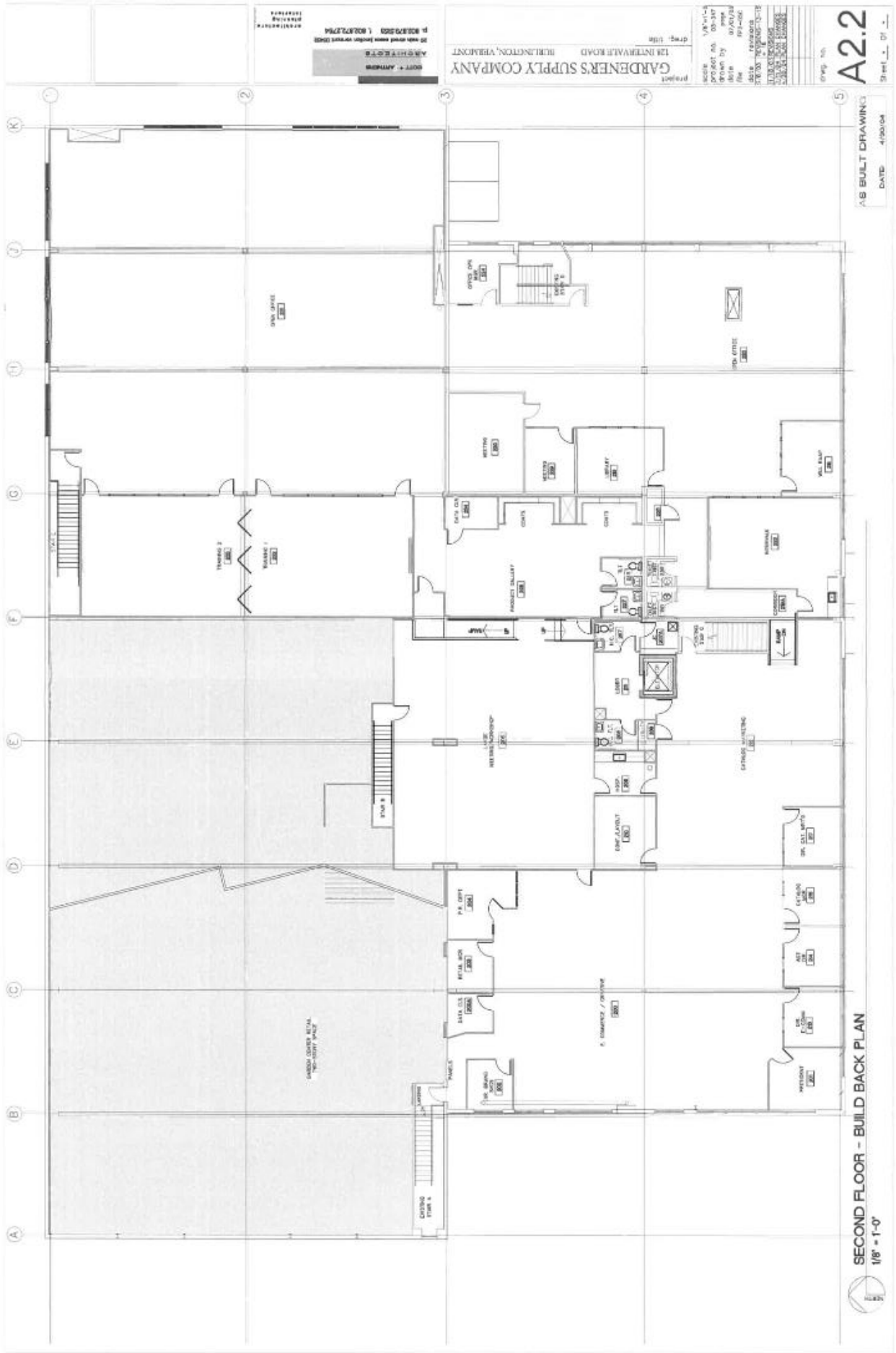
Building Size	57,477 SF
Office	44,620 SF -1st Floor: 33,600 SF -2nd Floor: 23,877 SF
Retail (Incl Greenhouse)	8,400 SF
Production/Warehouse	4,450 SF
Land Area	4.99 Acres
Ground Lease	2.35 Acres \$1,500/yr
Year Built	1985
Stories	One (Office—2 stories)



Construction (Cont.)

Roof	Rubberized Membrane
Structure	Steel Frame
Siding	Insulated Metal Panels
Flooring	Concrete in Warehouse & Retail Vinyl Plan & Carpet in Office
Loading	Single Overhead Door & Loading Dock
Clear Height	9'-10' in Offices 20' in Warehouse & Retail Space





AS BUILT DRAWING
DATE 4/30/04

SECOND FLOOR - BUILD BACK PLAN
1/8" = 1'-0"

A2.2

Sheet No.

Project
GARDNER'S SUPPLY COMPANY
128 INTERVALE ROAD
BURLINGTON, VERMONT
Drawn by
Date
Project No.
Scale
Sheet No.

ARCHITECT
BOFF + AMBER
1000 WOOD STREET
BURLINGTON, VERMONT 05401
PHONE 802.255.1000
FAX 802.255.1001
WWW.BOFF-AMBER.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

NAI/J.L. Davis Realty

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Jeff Nick

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] Declined to sign