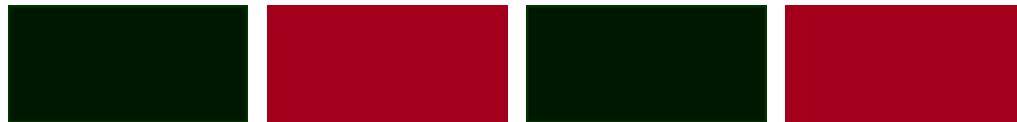


# OFFICE/INDUSTRIAL FOR SALE

## 126-128 INTERVALE ROAD

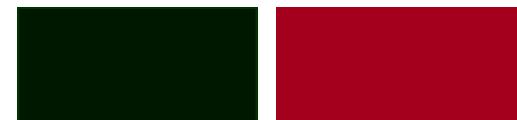
## BURLINGTON, VT



### 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

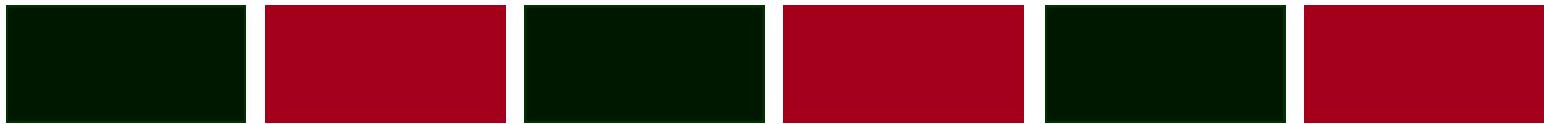
## 126-128 INTERVALE ROAD, BURLINGTON, VT

### Property Overview:

NAI/J.L. Davis Realty is pleased 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



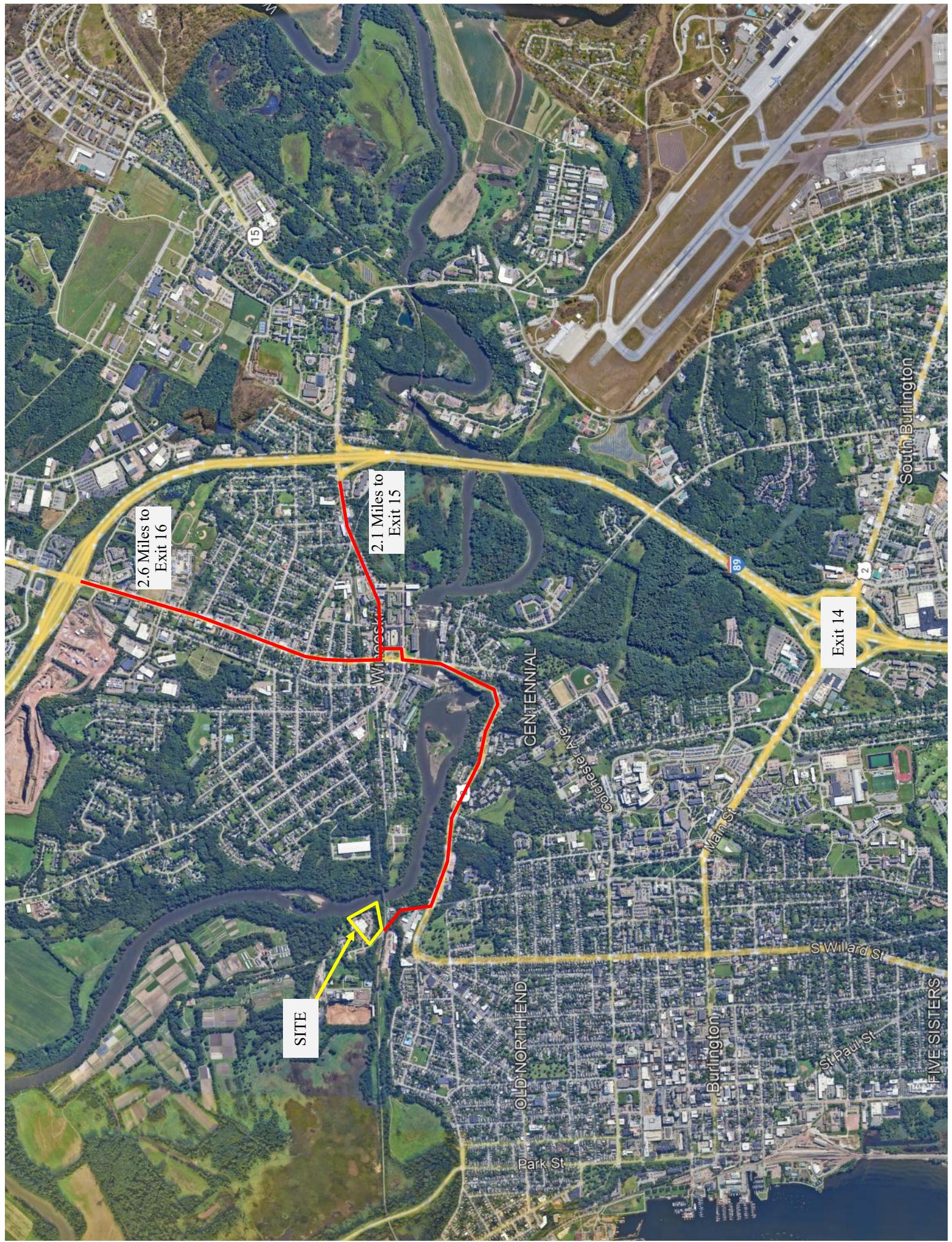
## Construction

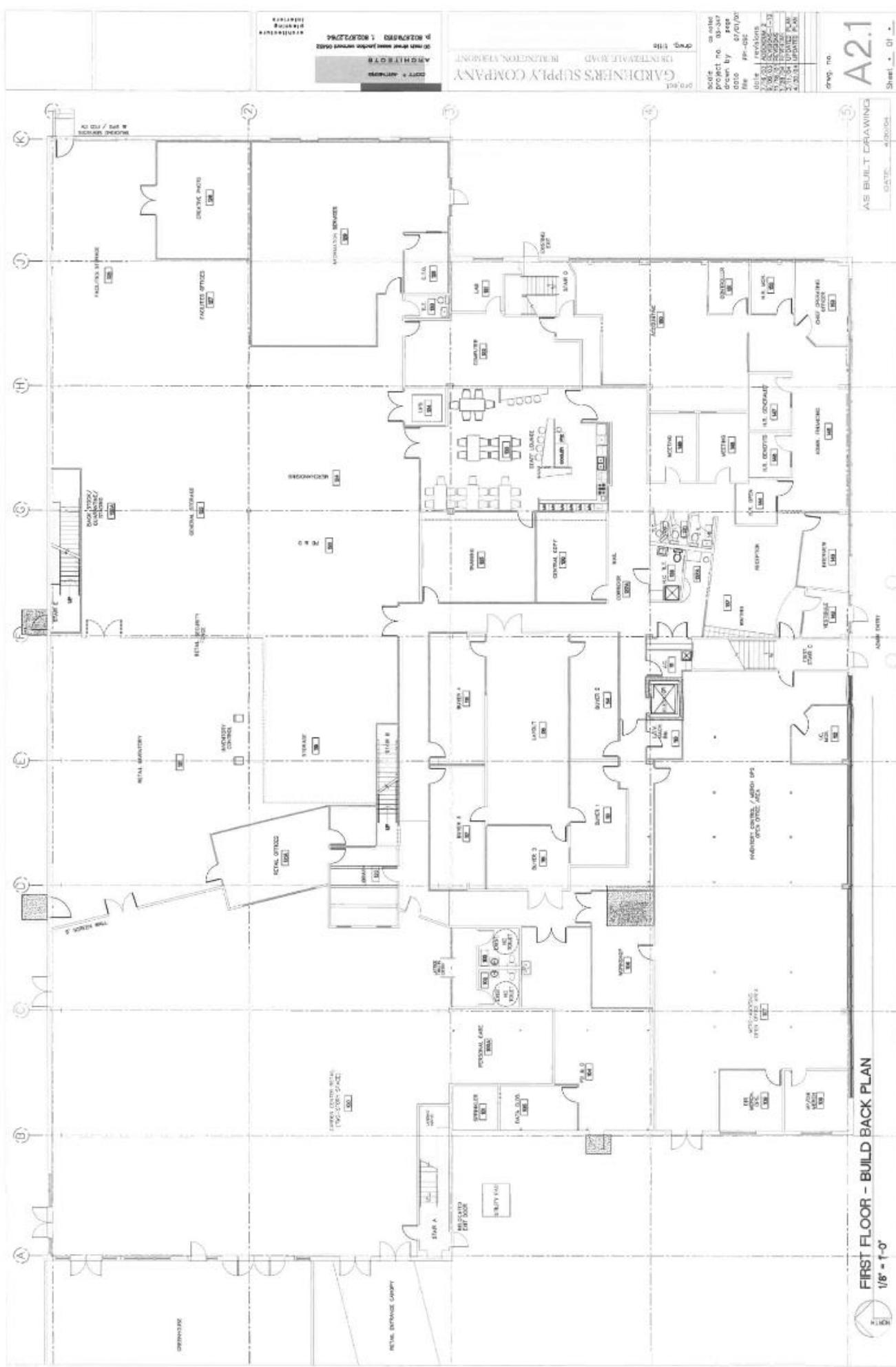
Building Size	57,477 SF
Office	44,620 SF
	-1st Floor: 33,600 SF
	-2nd Floor: 23,877 SF
Retail (Incl Greenhouse)	8,400 SF
Production/Warehouse	4,450 SF
Land Area	4.99 Acres
Ground Lease	2.35 Acres \$1,500/yr
Year Built	1985
Stories	One (Office—2 stories)

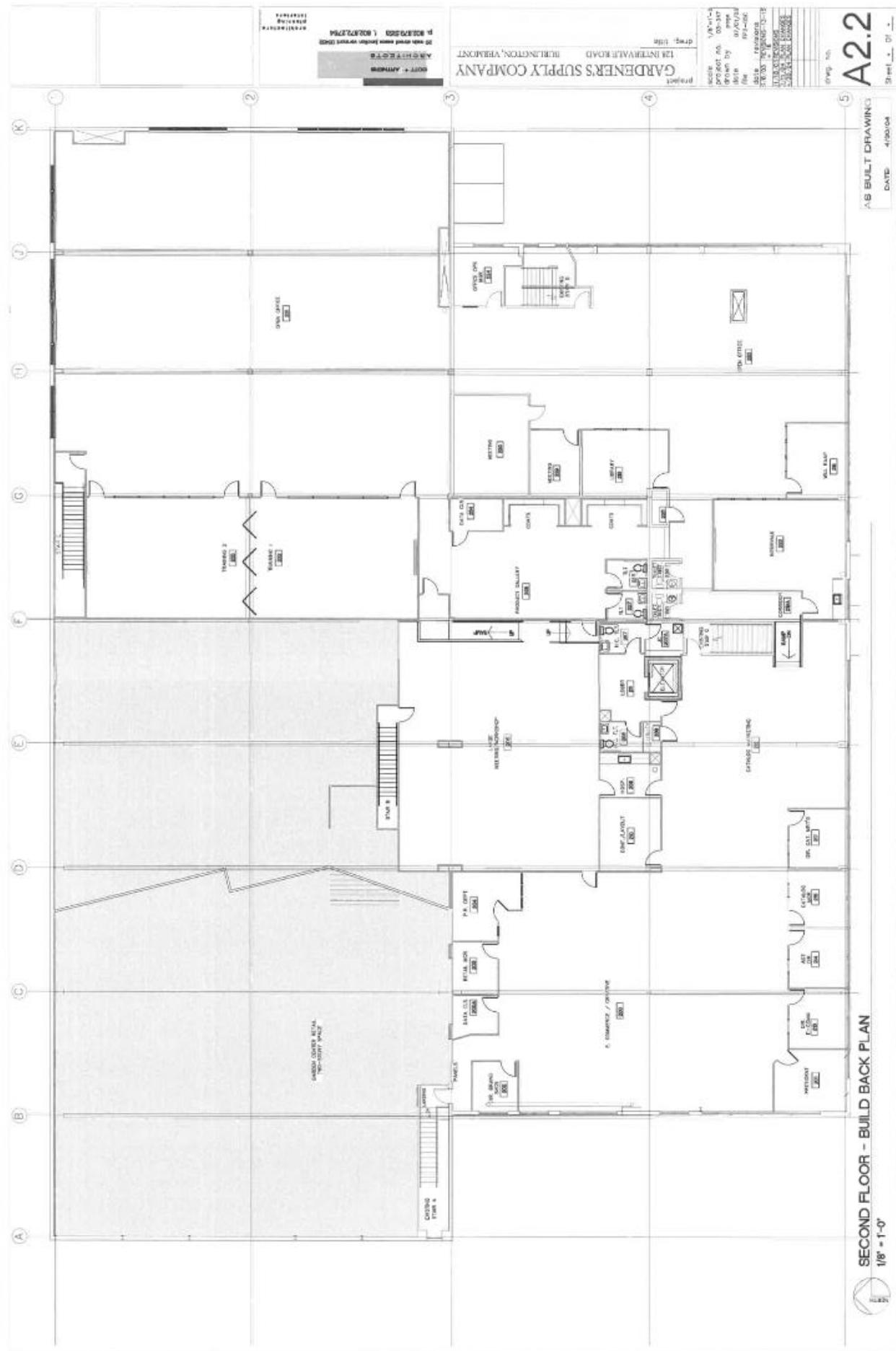


## Construction (Cont.)

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







SECOND FLOOR - BUILD BACK PLAN

SECOND

A2.2



# 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:

NAI/J.L. Davis Realty

Printed Name of Real Estate Brokerage Firm

Jeff Nick

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

Printed Name of Consumer

Signature of Consumer

Date

[ ] Declined to sign