

INDUTRIAL PROPERTY FOR SALE

67 KATHAN MEADOWS ROAD

DUMMERSTON, VT



Boundary Lines Are Approximate

Offering Summary

- 115,000 SF Industrial Plant
 - Plus a 4,800 SF Truck Service Building
- Lot Size: 14.50 Acres
- Industrial Zoning
- Municipal Water & Sewer
- Separate 10.4 acre lot included in sale
- Offering Price: \$1,800,000

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

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INDUSTRIAL PROPERTY FOR SALE

67 KATHAN MEADOWS ROAD, DUMMERSTON, VT

Property Overview:

NAI/J.L. Davis Realty is please to offer 67 Kathan Meadows Road for sale, including a 115,000 SF former paper product manufacturing building on a 14.50 acre site. The industrial plant also includes a 4,800 SF Truck Service Building and an additional 10.4 Acre Lot consisting of agricultural land and wetlands.

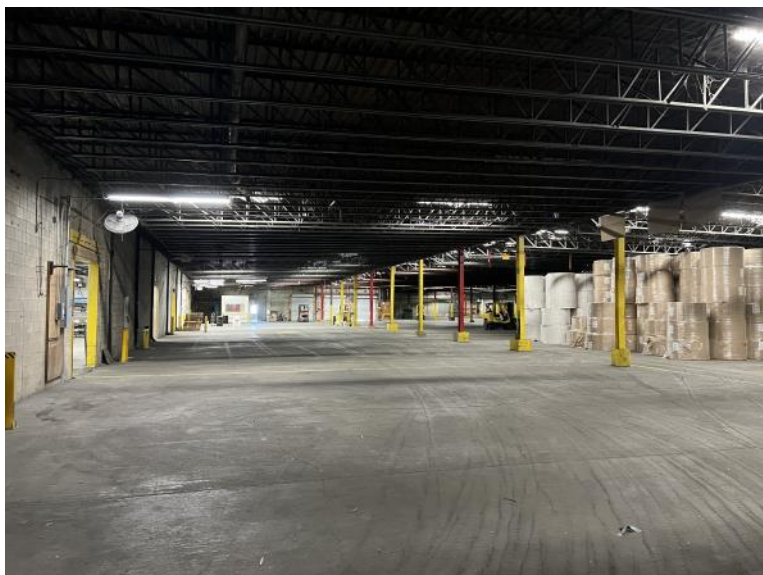
Property is conveniently located adjacent to Interstate 91, with easy access to Exit 4.



Property Details

General

Address	67 Kathan Meadows Road Dummerston, VT 05301
Location	Adjacent to I-91, Exit 4
Parking	Gravel Lot
Zoning	Industrial
Taxes	\$35,561.34
Sale Price	\$1,800,000



Building Systems & Safety

Utilities	Municipal Water & Sewer
Electrical Service:	Green Mountain Power 3-Phase, 2,000 Amp
HVAC:	Air Conditioned Office
Heat:	Propane Gas
Fire Protection:	Full Sprinkler System
Wastewater Permit:	1,500 GPD



Construction

Building Size	115,000 SF
-Manufacturing/Warehouse:	92,600 SF
-Machine Shop:	9,000 SF
-Pole Barn:	11,000 SF
-Office:	2,400 SF
Structure	Concrete Block Steel Frame Roof Joists



Construction (Cont.)

Roof	Metal or Wood Plank Roofing with Membrane Cover
Flooring	Concrete throughout
Loading Docks/Drive-In Doors:	15
Clear Height	16' - 20'
Rail Siding	Adjacent to Building