

# FOR SALE

## SWANTON INDUSTRIAL PROPERTY FOR SALE

5 & 11 Jonergin Drive; 52 Lake Street, Swanton, VT



Most recently in use as the Swan Valley Creamery, this former cheese plant offers a unique opportunity for the acquisition of an industrial building that is priced aggressively at approximately \$19.50/SF. The main building is 34,206 +/- SF and was the manufacturing and production area. Current layout offers multiple spaces, all with ceiling heights of approximately 17' clear. Secondary building was a whey facility, and is 10,640 +/- SF. Buildings are connected above ground by electrical and water/wastewater apparatus. Current layout offers a total of four at-grade openings and one loading dock, but there is immense flexibility to add more, if required. Three-phase power throughout. Front of house offers two offices, a lab, locker rooms, and a break room. Plant wastewater is pumped to a treatment lagoon that is approximately 1 mile away. Primary improved site is 4.21 +/- acres, with a 2.17 +/- acre lot adjacent lot that is unimproved. Lagoon parcel is 7.00 +/- acres, and is available separately from plant properties, if so desired. Main plant and adjacent lot are well-located in the Swanton Industrial Park.

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**SIZE:**

11 Jonergin Drive; Two Buildings @ 34,206 +/- SF & 10,640 +/- SF on 4.21 +/- Acres.

5 Jonergin Drive-2.17 +/- Acres, unimproved.

52 Lake Street-7.00 +/- Acres, improved with a treatment lagoon.

**USE:**

Industrial, manufacturing, warehouse, distribution.

**PRICE:**

5 & 11 Jonergin Drive-\$875,000.00;

52 Lake Street-\$175,000.00; All Properties-\$1,000,000.00

**AVAILABLE:**

Immediately

**PARKING:**

Ample, on-site

**LOCATION:**

Immediately south of the US/Canada border

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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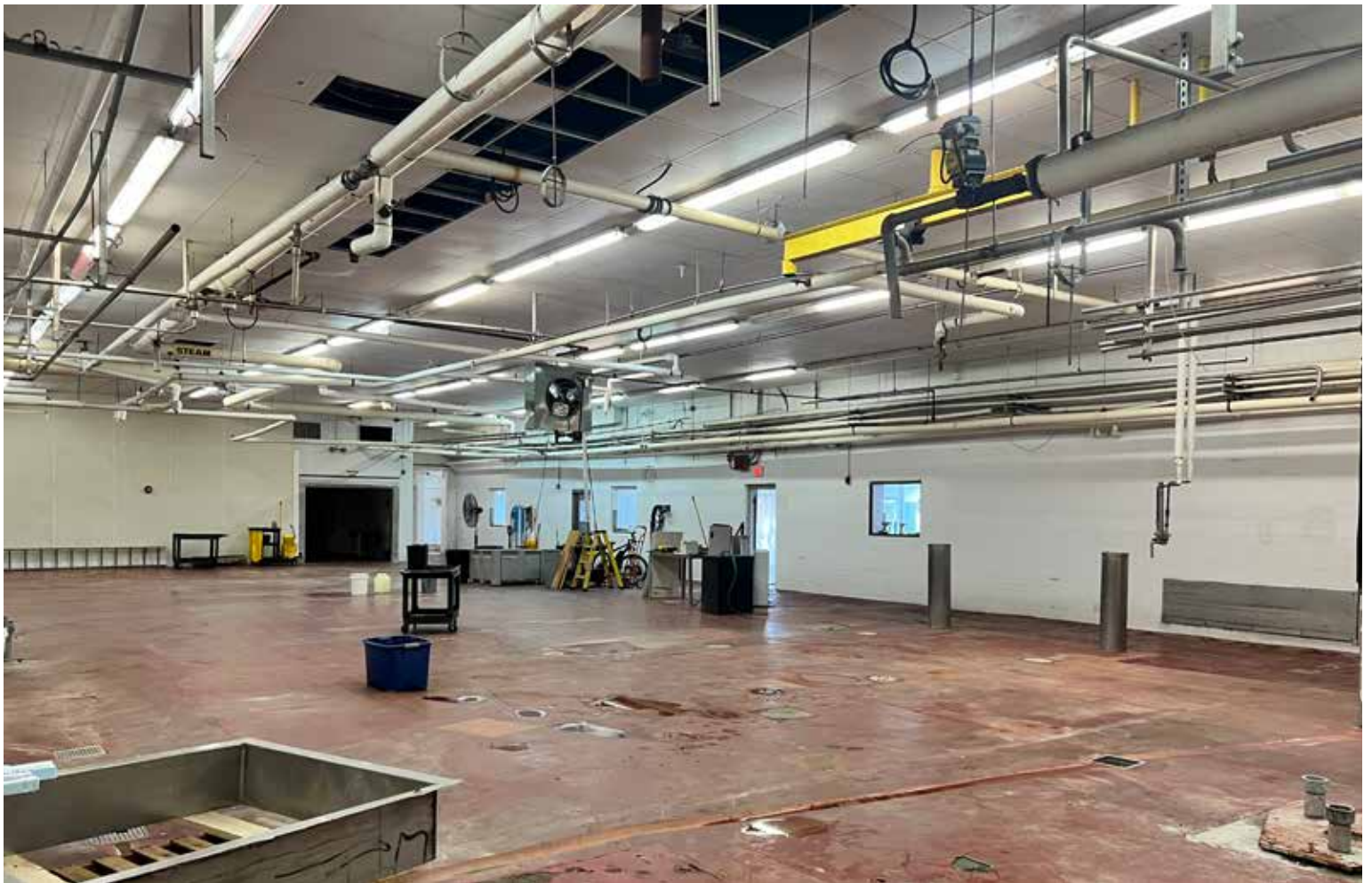


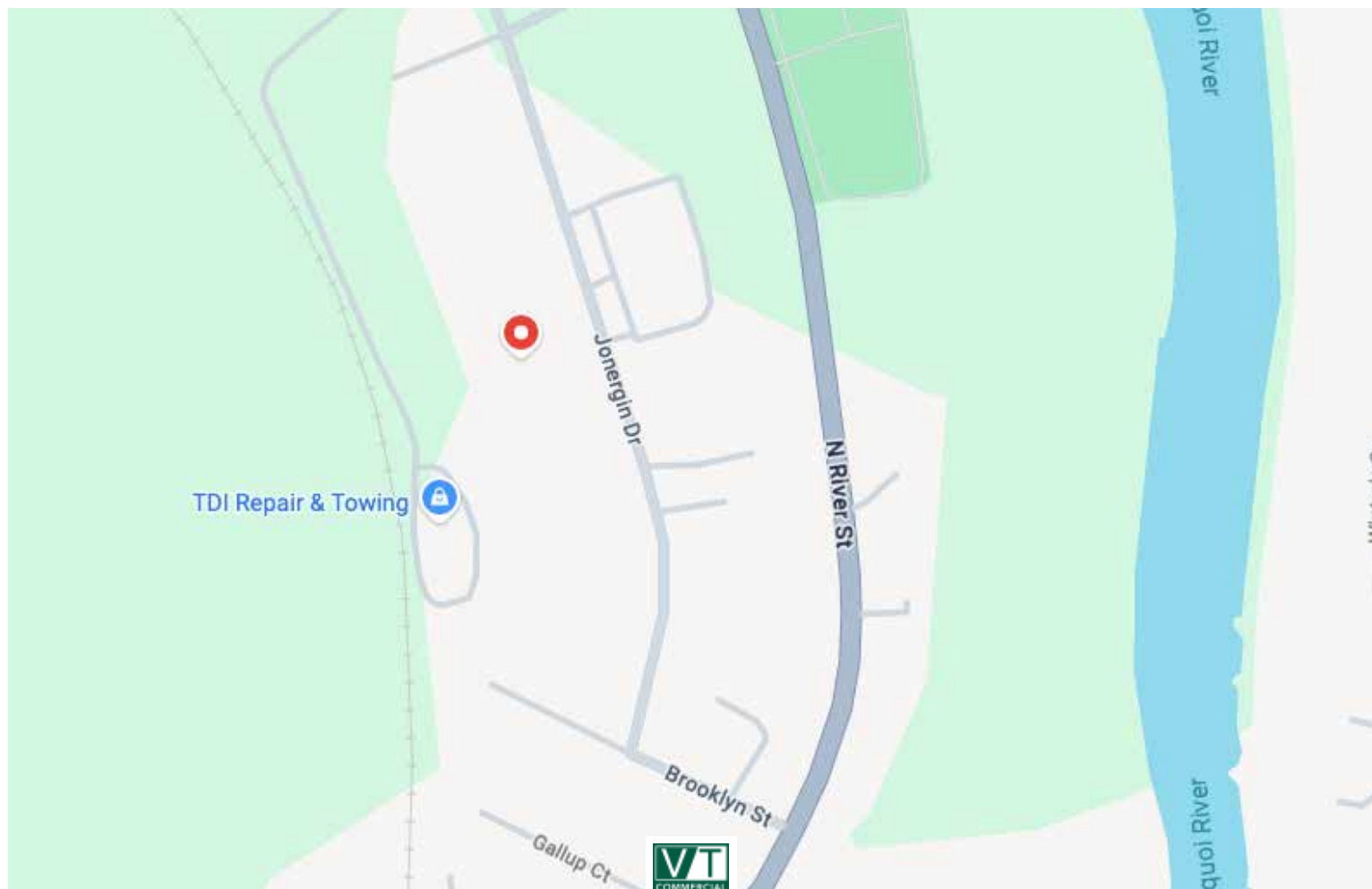
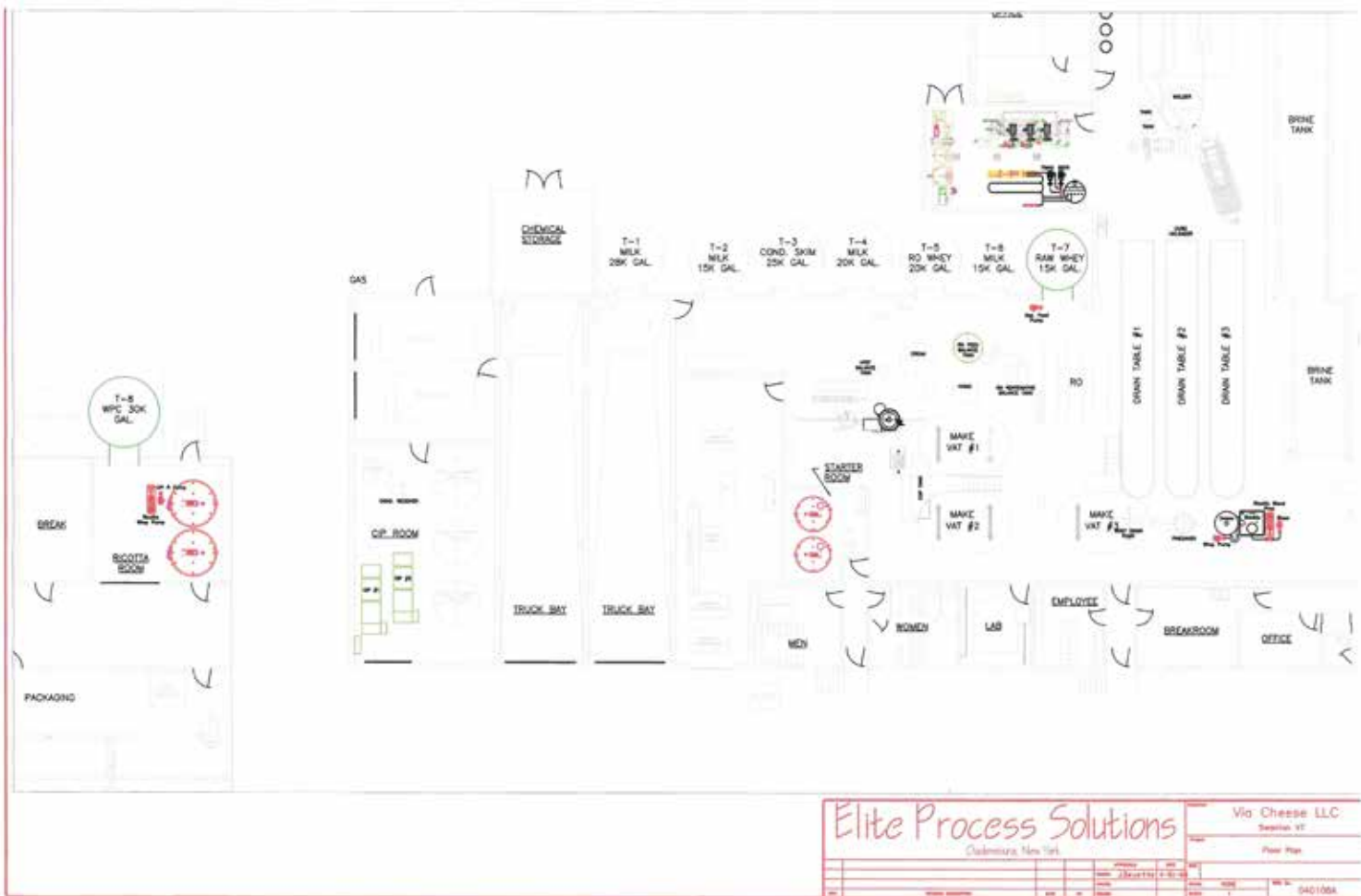
















- LEGEND**
- Parcels (standardized)
  - Roads**
    - Interstate
    - US Highway, 1
    - State Highway
    - Town Highway (Class 1)
    - Town Highway (Class 2,3)
    - Town Highway (Class 4)

**NOTES**

Map created using ANR GIS mapping technology.

1: 3,440

September 25, 2025



175.0 0 88.00 175.0 Meters

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources

1" = 287 FT 1cm = 34 Meters  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

**DISCLAIMER:** This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.





# 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

\_\_\_\_\_  
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

9/24/2015

