

Industrial Real Estate Opportunity

19 Precision Drive North Springfield, Vermont



Located in the heart of the North Springfield Industrial Park, this industrial/flex building has been home to Springfield Printing since 1970. Consisting of 24,600+/- square feet, the building was first extended in 1982 and a major addition was constructed in 1990. With the pending retirement of its owners, the building will be vacant and offered on the market for the first time. The rest of this prospectus will provide additional details about this excellent opportunity to own a very well maintained flex building at an extremely reasonable price!

Exclusively offered for sale at \$795,000 or only \$32/square foot!

Subject



For more information, please contact:

Tony Blake 802.343.0119
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208 FLYNN AVE., STUDIO 2i
BURLINGTON, VT 05401

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

Property Summary

Span: 606-190-13258
Book & Page: Book 324 Page 333
Owner: Robert Beaton Sanderson Revocable Trust
Assessment: \$700,100
Taxes: \$23,272.72
Land: 2 acres
Location: 4 miles from Springfield urban center; 8 miles to Exit 7 of Interstate 91; 1 mile to Hartness State Airport
Zoning: Industrial; Designated Opportunity Zone
Water/Sewer: Municipal
Power: Single transformer, 1,200 amp, three phase and single phase

Parking: 34+ spaces
Gross Area: 24,600 square feet
Finished Area: 3,850 square feet
Foundation: Concrete slab & frost walls
Framing: Steel, vinyl clapboards
Roof: Enameled steel
Frontage: 245 feet along Precision Drive
Doors: 1 overhead at grade; 2 dock height
HVAC: Propane fired hot water; Roof mounted full A.C.
Sprinklers: Throughout building
Rest rooms: Five, one full bath
Windows: Fixed
Storage: Detached 576 square foot shed



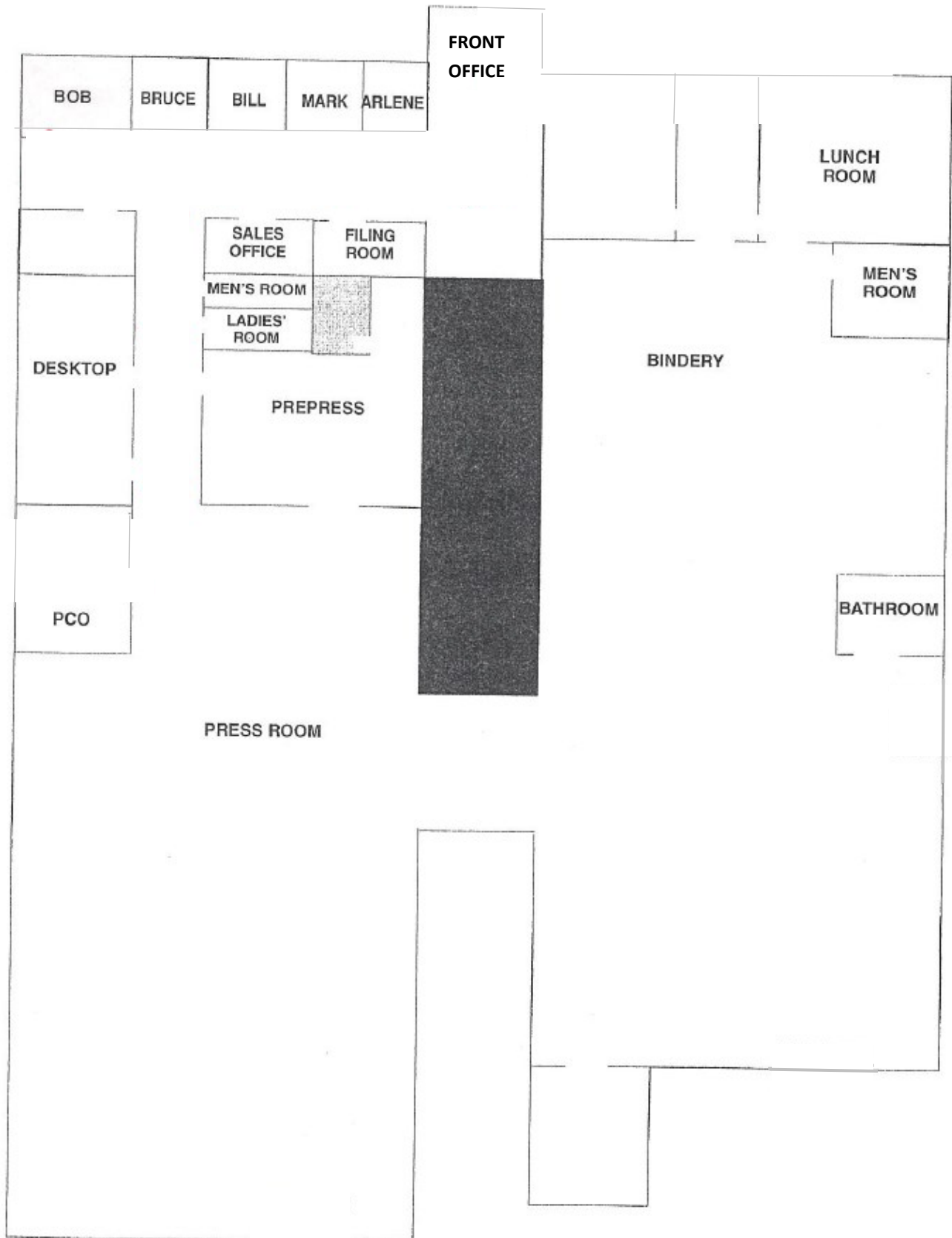








Approximate Floor Plan



19 Precision Drive, North Springfield, Vermont

V/T Commercial is pleased to offer this property for sale at **\$795,000**. This is a very well maintained flex building that is ideal for an owner occupant or as a investment opportunity via a lease of the property. Priced very aggressively and well below replacement costs.

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This offer to sell is subject to errors and omissions and change or withdrawal without notice. The acceptance of rejection of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All prospective purchasers are encouraged to seek professional advice and perform their own due diligence.





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