

FOR SALE

FANTASTIC FLEX INDUSTRIAL BUILDING FOR SALE!

2 Gregory Drive, South Burlington, VT



A large commercial and industrial building with loading docks in one of the most visible and accessible locations in the area is now for sale. Possible and current uses include retail, warehouse, distribution, and light industrial. The upper level offers a generous 12,000 SF total, made up of 4,000 SF finished retail or office space and 8,000 SF of warehouse space with concrete floors. The upper-level warehouse features a 6,840 SF storage mezzanine with stairs and forklift access. The lower level is currently configured as four private warehouse units ranging from 1,400 to 3,000 SF. The building includes four dock-height overhead doors, two at-grade overhead doors, and multiple service doors. There are four restrooms and multiple utility sinks. The property provides ample paved parking with 42 shared spaces. Prime signage visibility on Route 2. Manufacturing, service & repair, retail, warehousing and distribution all possible. The building sits on the high-traffic corner of Gregory Dr and Williston Rd (Route 2), offering exceptional access to Interstate 89 and US Routes 2 and 7. Sellers are licensed Vermont real estate agents.

SIZE:

24,000 +/- SF; 6,840 +/- SF Mezzanine; 1.85 +/- Acres

USE:

Mixed use industrial/commercial

PRICE:

\$3,750,000; Taxes are \$38,674.53 as of 2025

AVAILABLE:

September 2025

PARKING:

42 on-site spaces

LOCATION:

2 Gregory Drive, South Burlington

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:

YVES BRADLEY

802-363-5696

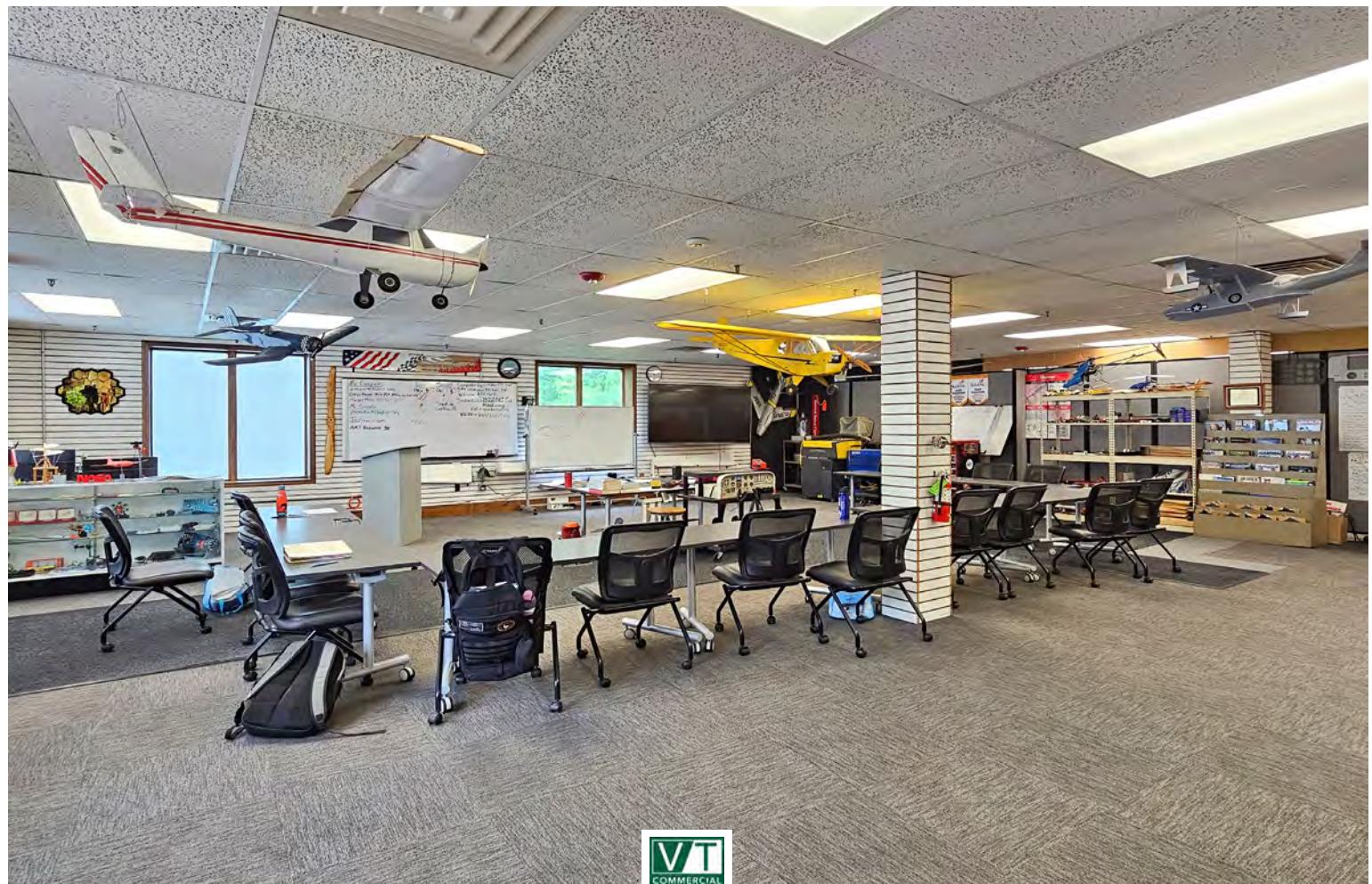
yb@vtcommercial.com

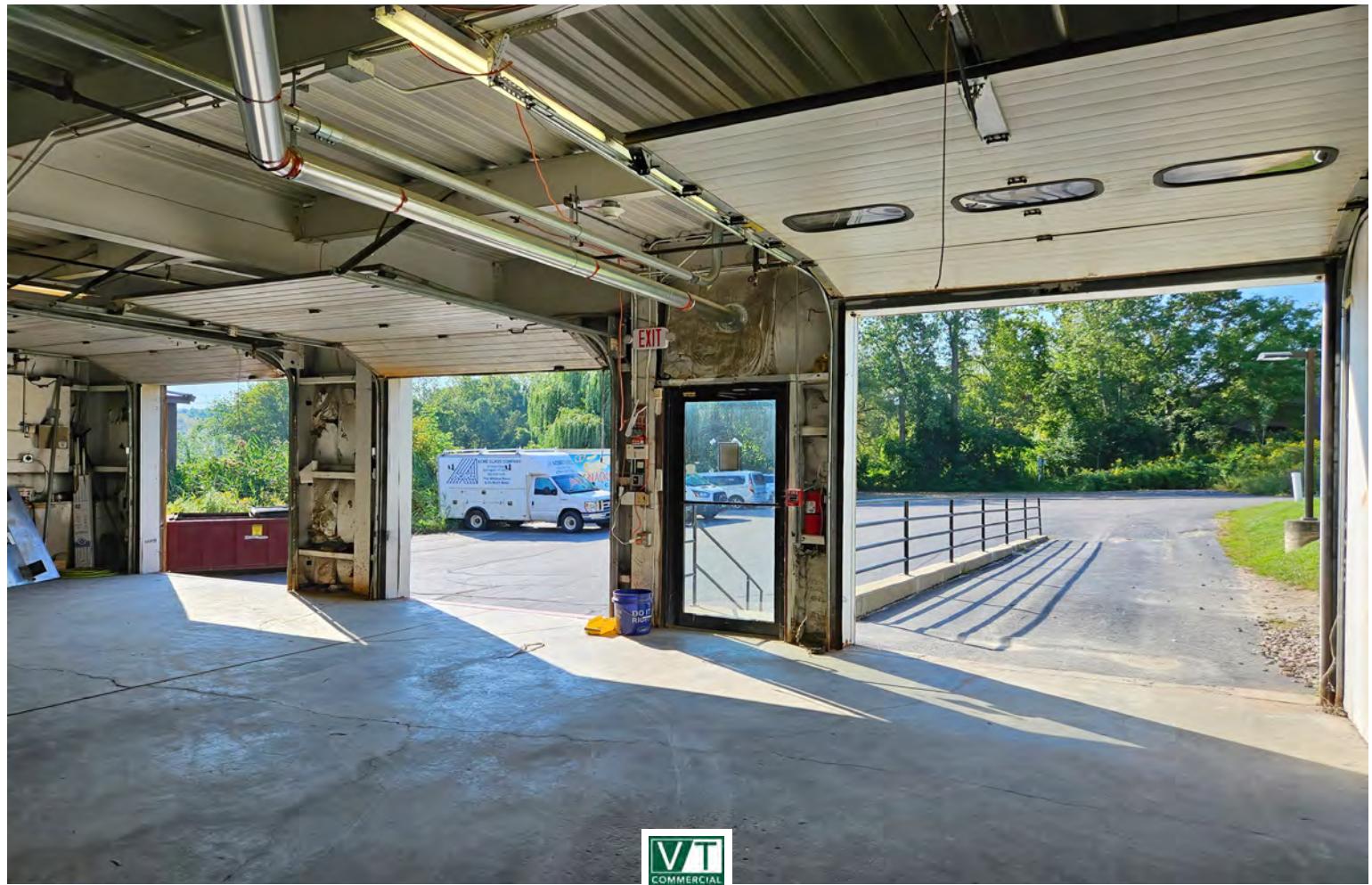
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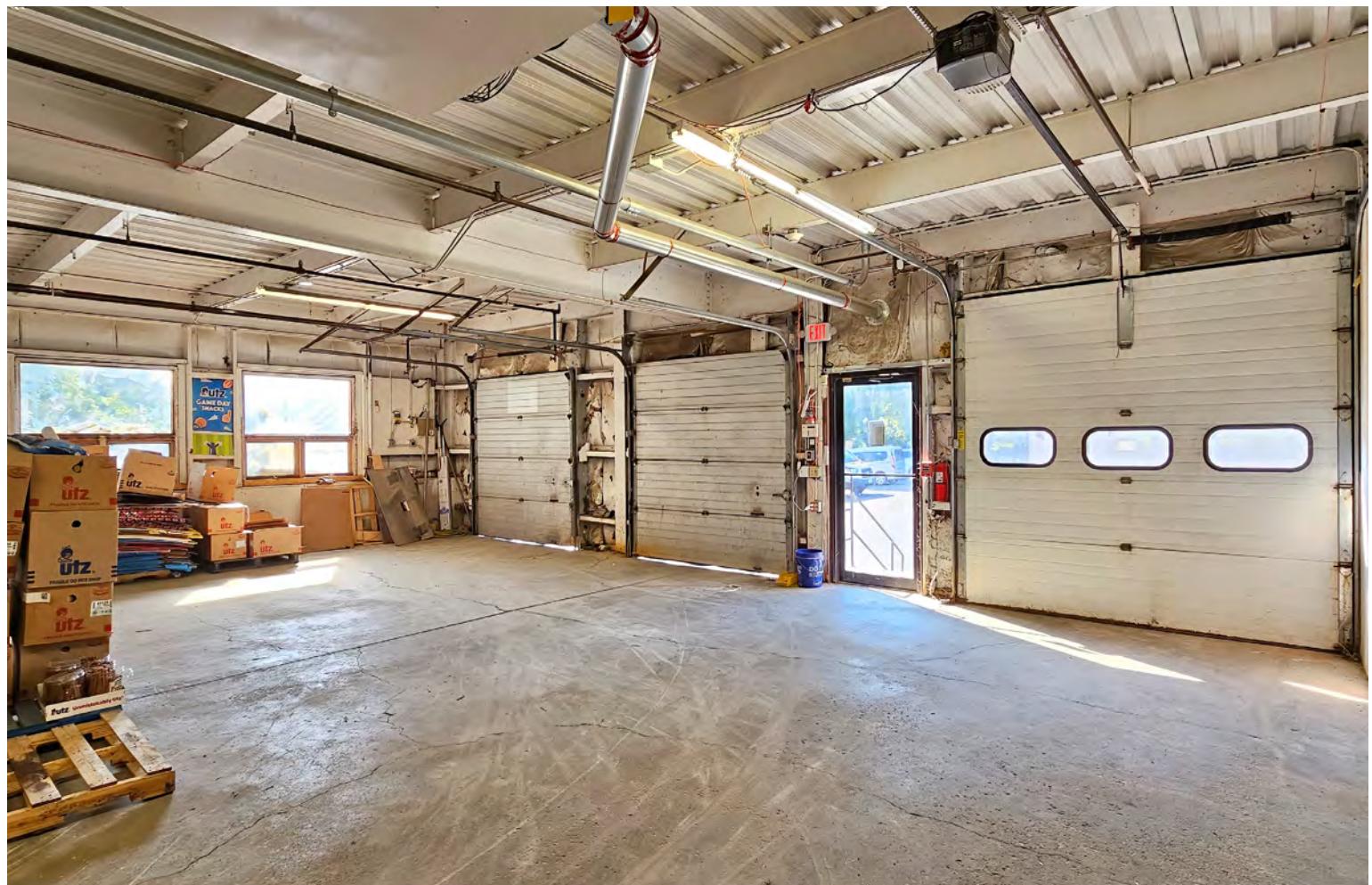
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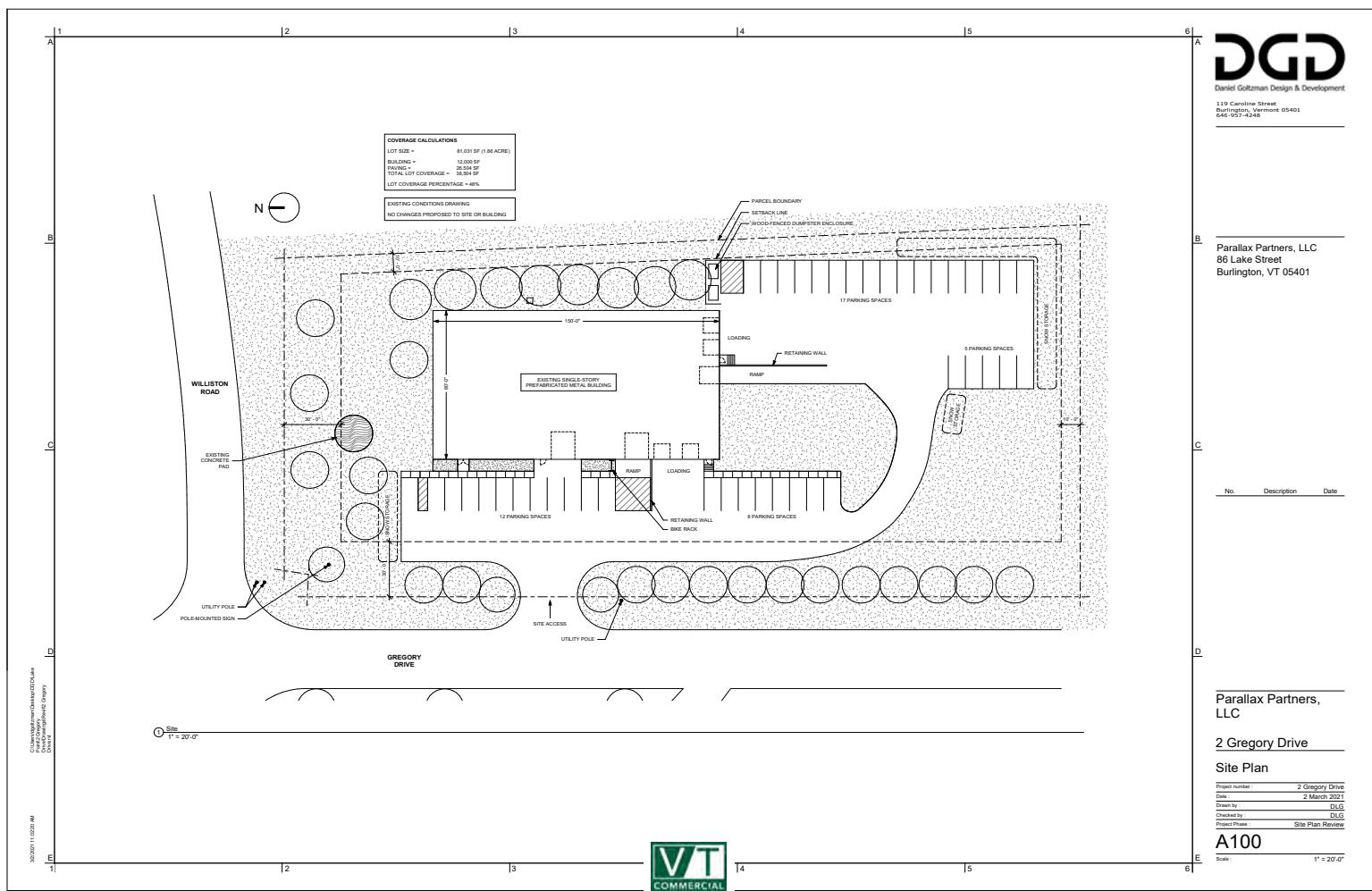
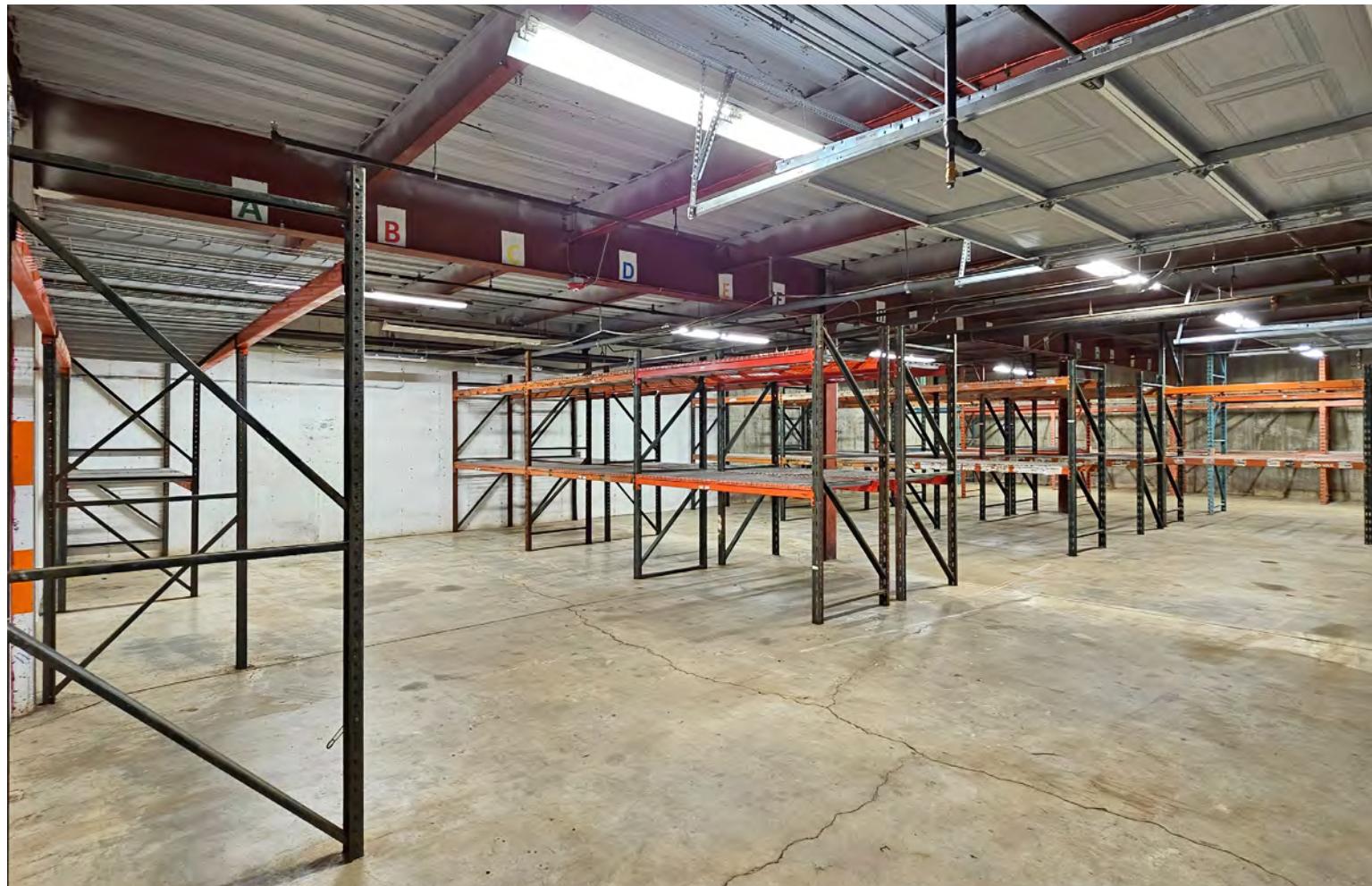


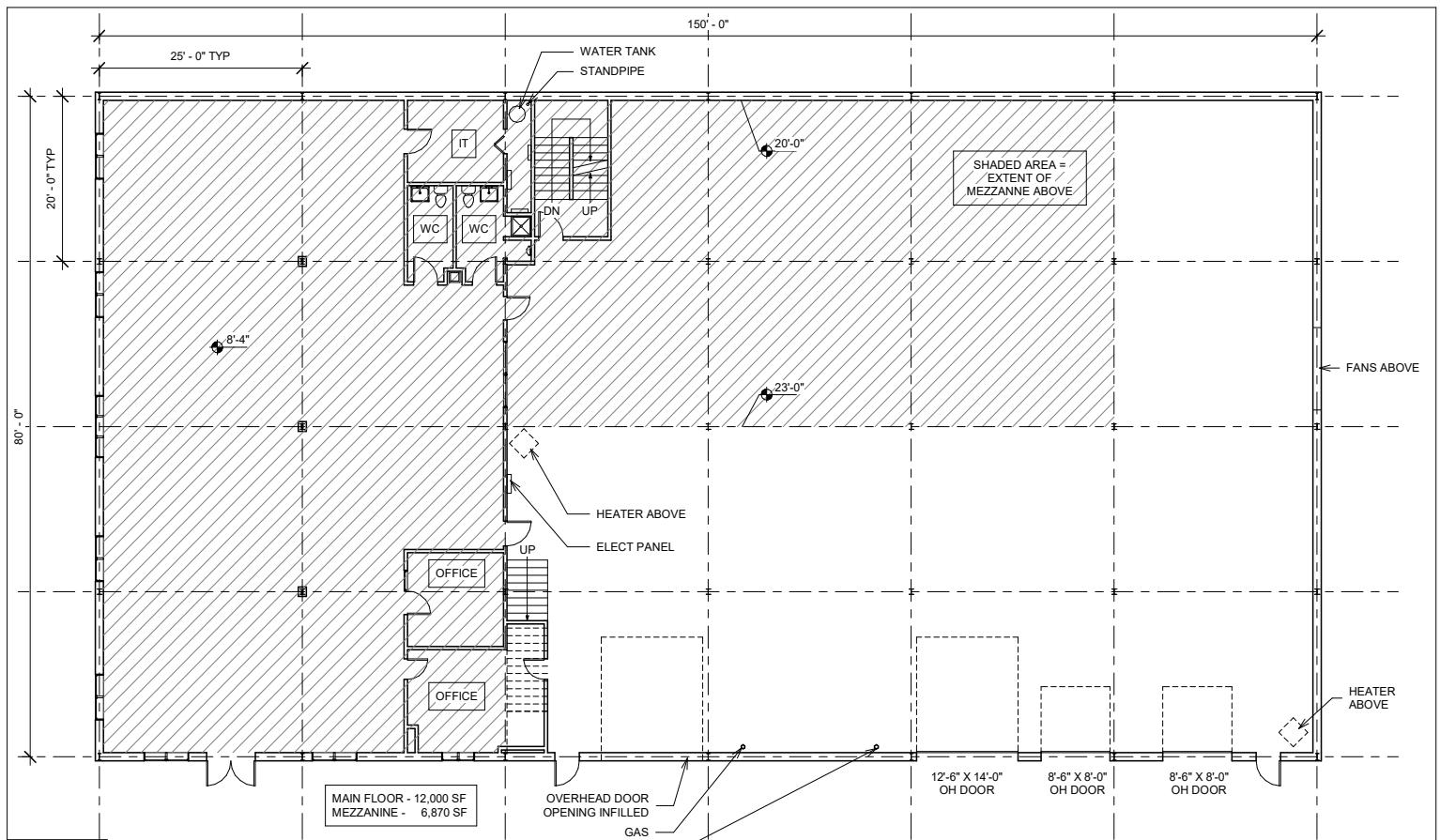










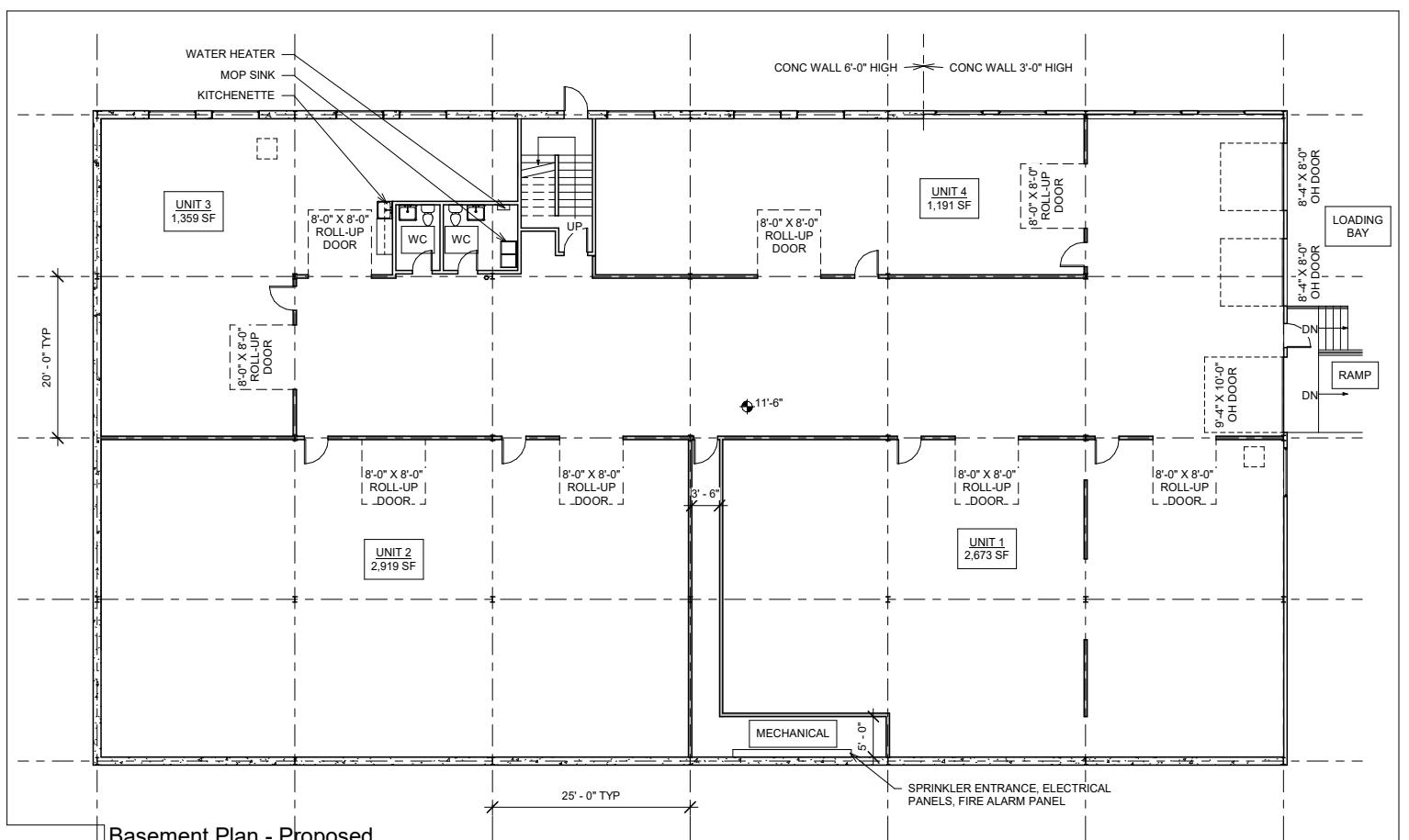


Main Floor Plan

Project: 2 Gregory Drive
Date: 10 February 2021
Scale: 3/32" = 1'-0"

NOTE:
- DRAWING FOR ILLUSTRATION PURPOSES ONLY
- DRAWING NOT FOR CONSTRUCTION
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK
- NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK

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Basement Plan - Proposed

Project: 2 Gregory Drive
Date: 15 April 2021
Scale: 3/32" = 1'-0"



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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

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[] *Declined to sign*

9/24/2015