

FOR SALE

MORRISVILLE INDUSTRIAL BUILDING WITH LEASEBACK

146 Industrial Park Drive, Morrisville, Vermont



Located in the heart of Morrisville, VT, this building presents an interesting opportunity for an investor or owner occupier to take advantage of a strong employee network in the middle of an absolutely stunning landscape. The 45,360 +/- total square footage includes 13,200 +/- SF of mezzanine level office with elevator access. There are 5 docks accessing opposite ends of the building, along with 1 at-grade door. LEASEBACK available through March of 2027. Please contact us today to tour this property.

SIZE:

45,360 +/- SF on 4.68 +/- Acres

USE:

Industrial/Office

PRICE:

\$5,850,000

AVAILABLE:

Immediately

PARKING:

Ample On Site

LOCATION:

146 Industrial Park Drive, Morrisville

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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MORRISVILLE INDUSTRIAL BUILDING WITH LEASEBACK

146 Industrial Park Drive, Morrisville, Vermont

FEATURES:

- Total Building Size: 46,000 +/- SF
 - Land Area: 5 +/- Acres (ample room for potential expansion or outdoor use, with municipal approvals)
 - Ceiling Height: 25 +/- FT Clear
 - Loading: 7 Loading Docks, 1-High Door (4-standard height, 1-UPS, 1-at-grade)
 - Office Buildout: Turnkey air-conditioned professional offices, fully Cat-5 wired
 - Power: 440 AMP Service
 - EV: Phase 2 EV Charging Station
 - Generator: Whole Building Generator (for current use)
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POTENTIAL USES (PENDING FULL ZONING REVIEW, APPLICATION, AND APPROVAL):

- Distribution or Fulfillment Center
 - Advanced or Light Manufacturing
 - Food Production / Cold Storage
 - Redevelopment as housing
 - Redevelopment as college campus
 - Redevelopment as medical offices
 - Cannabis Cultivation or Extraction Facility
 - Maintenance Depot
 - Self-Storage or Mixed-Use
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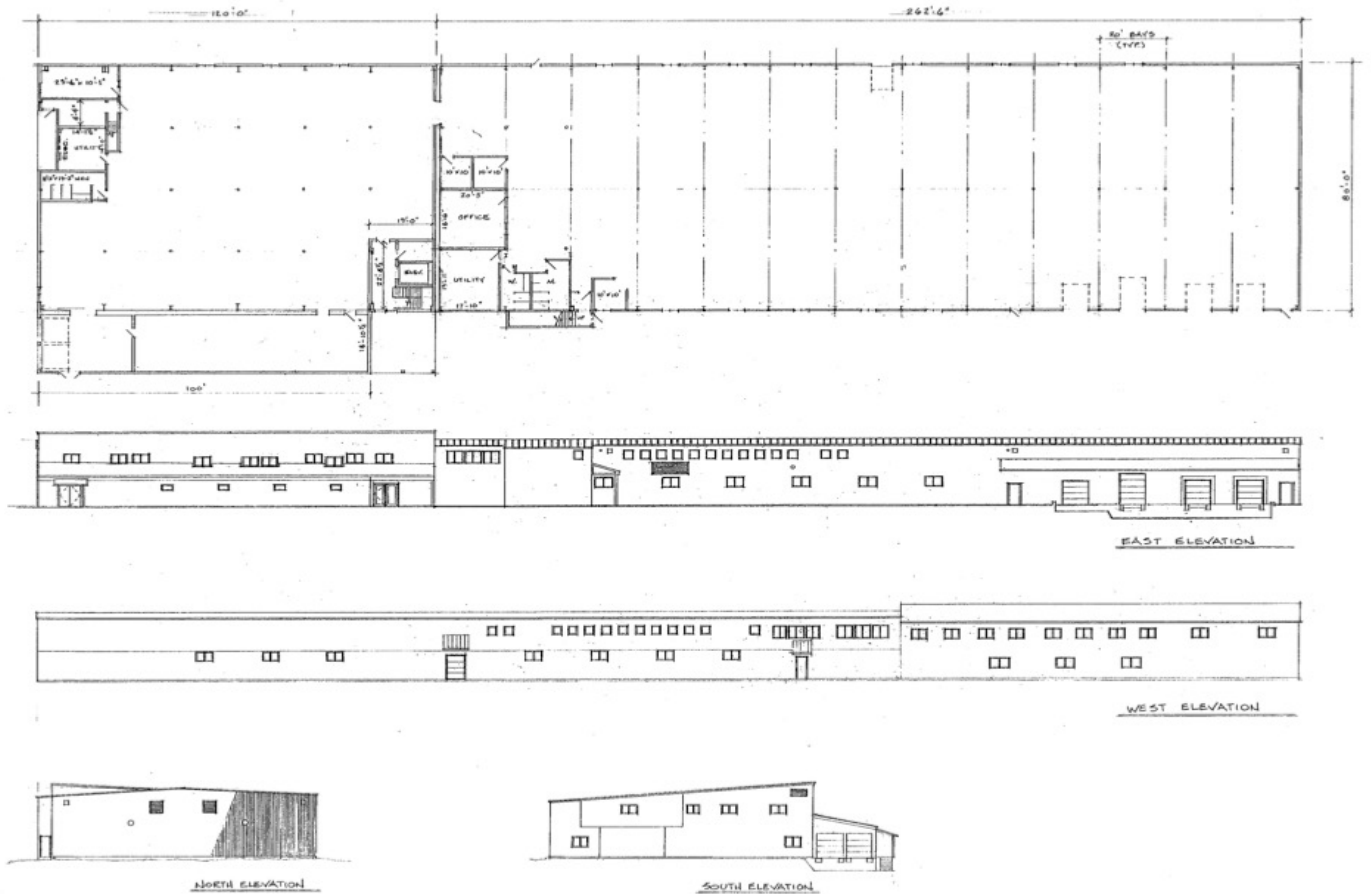
STRATEGIC LOCATION:

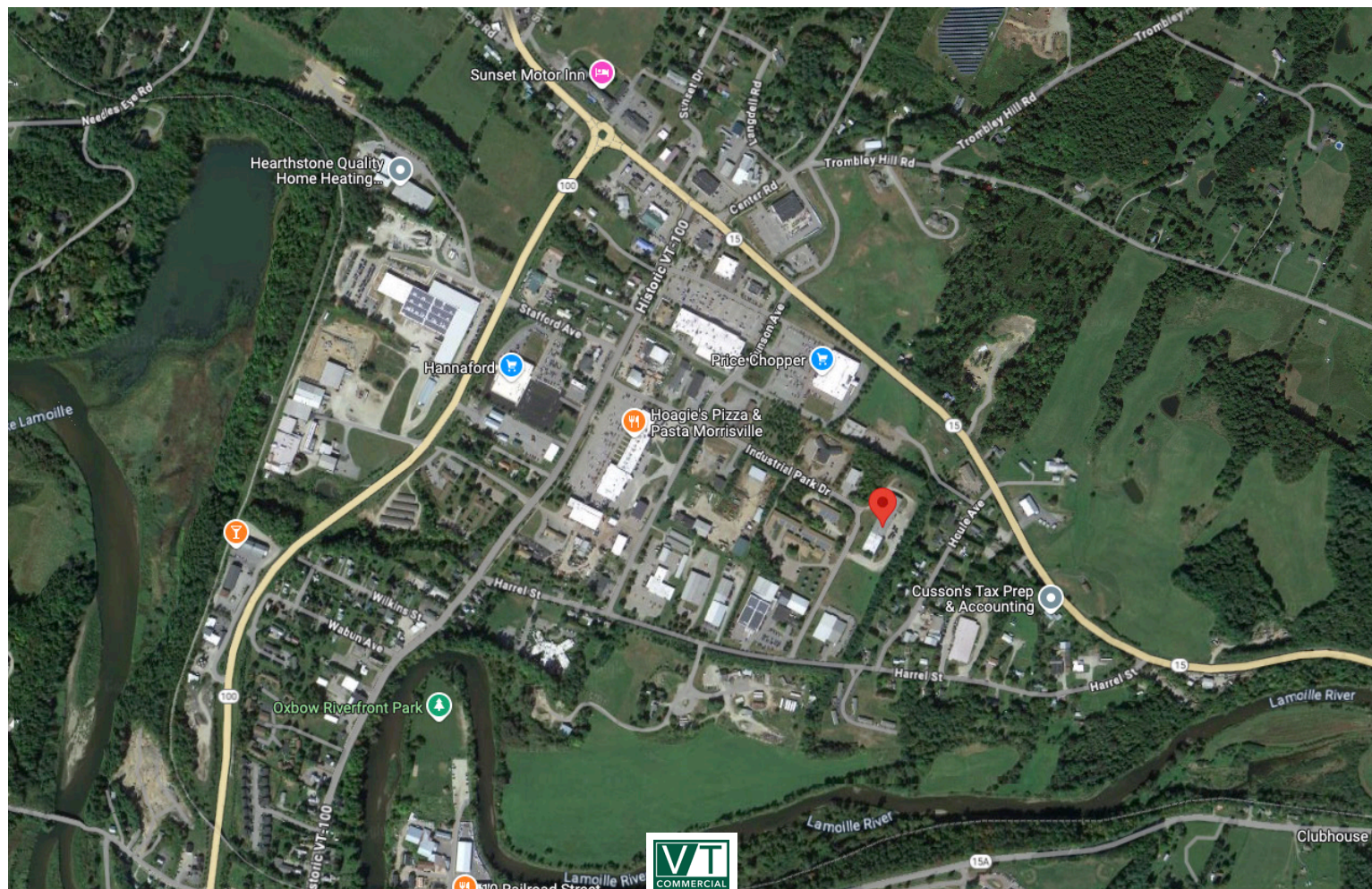
- Located in the well-established Morrisville Industrial Park
- Positioned to serve regional, local, and cross-border operations













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

