

FOR SALE

NORTHERN VERMONT INDUSTRIAL MANUFACTURING FACILITY

1 Memorial Drive, Richford, Vermont



Situated in Northern Vermont just minutes from the Canadian border, this ±118,000 square foot industrial warehouse presents a compelling opportunity for manufacturing, distribution, or cross-border logistics operations. Previously utilized by a large-scale manufacturer, the facility looks to be well-suited for immediate occupancy or customization to accommodate a range of industrial users.

SIZE:

118,000 +/- SF

USE:

Industrial

PRICE:

\$8,250,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

1 Memorial Drive, Richford

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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Additional Property Information

The property includes approximately 9 loading docks and 2 oversized overhead doors, supporting efficient shipping and receiving capabilities. Additionally, there is approximately 10,000 square feet of office and employee break room space, offering a practical blend of administrative and workforce areas.

The building offers significant electrical power capacity, which may support tenants requiring large machinery or heavy industrial use.

Strategically located near the U.S.–Canada border, the property should be particularly attractive to Canadian-based companies looking to establish or expand U.S. operations—potentially benefiting from improved logistics, reduced transit times, and direct access to American markets. The location provides access to key regional transportation routes connecting Montreal, Burlington, and the broader Northeast.

Vermont is known for its business-friendly environment, dependable workforce, and high quality of life. The state may offer access to economic development incentives for qualifying businesses, particularly in the manufacturing and logistics sectors.

With its scale, infrastructure, and cross-border positioning, this property represents a strong opportunity for tenants seeking a cost-effective and functional industrial footprint in a supply-constrained regional market.









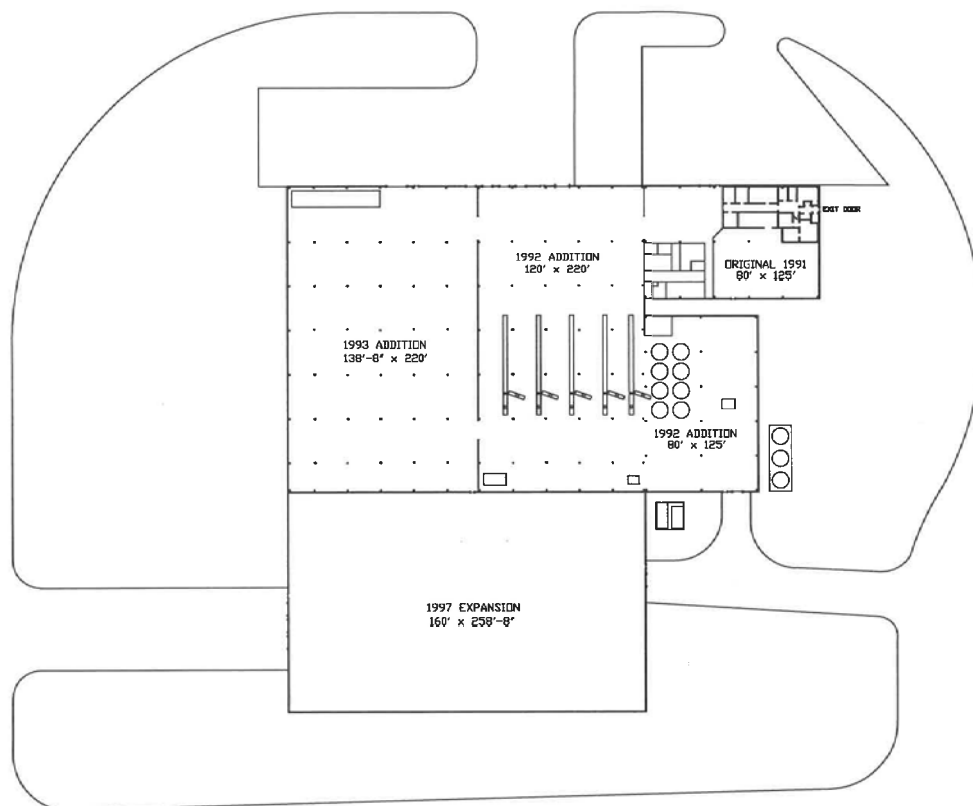








KAYTEC BUILDING FOOTPRINT TOTAL INTERIOR 118295 SQ. FT.





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