

# OUTSTANDING INDUSTRIAL WAREHOUSE FOR SALE

## Catamount Industrial Park

33 Catamount Drive, Milton, Vermont



Located in the heart of Catamount Industrial Park, with exceptional access to Interstate 89 exit 17, this single tenant industrial building is available for sale for the first time in years! Currently occupied by Genfoot America, the property offers the opportunity as an investment vehicle and/or as an owner occupied facility. Featuring 72,111 square feet of high bay warehouse space and mezzanine, including some minimal office and meeting areas, this building is poised to serve the requirements and needs of a new owner. The following pages will offer further details about this outstanding opportunity.

**Listed Price \$8,200,000 (\$114/SF)**



For more information, please contact:

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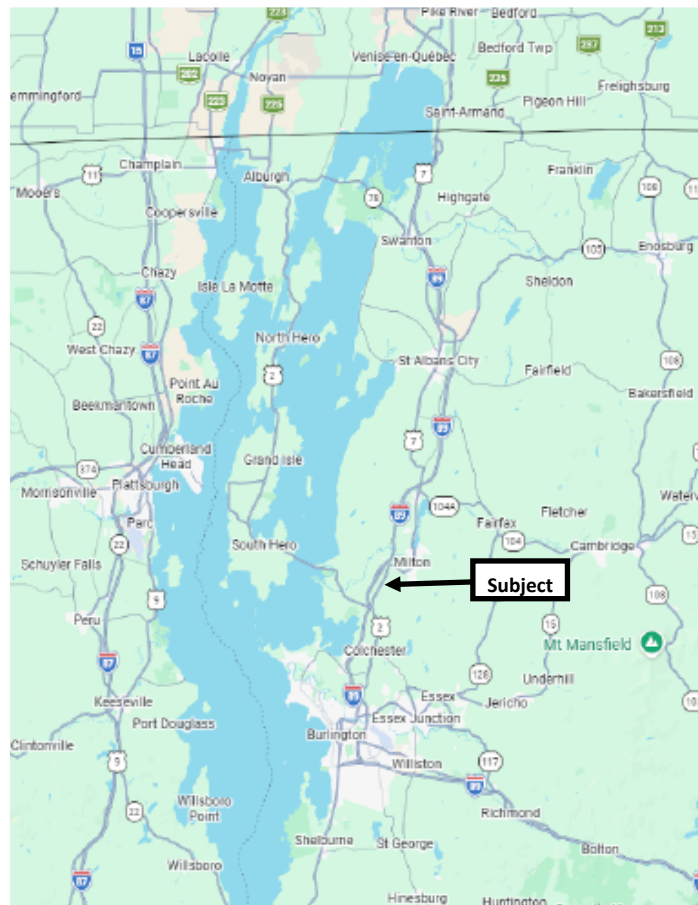
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Burlington, VT 05401

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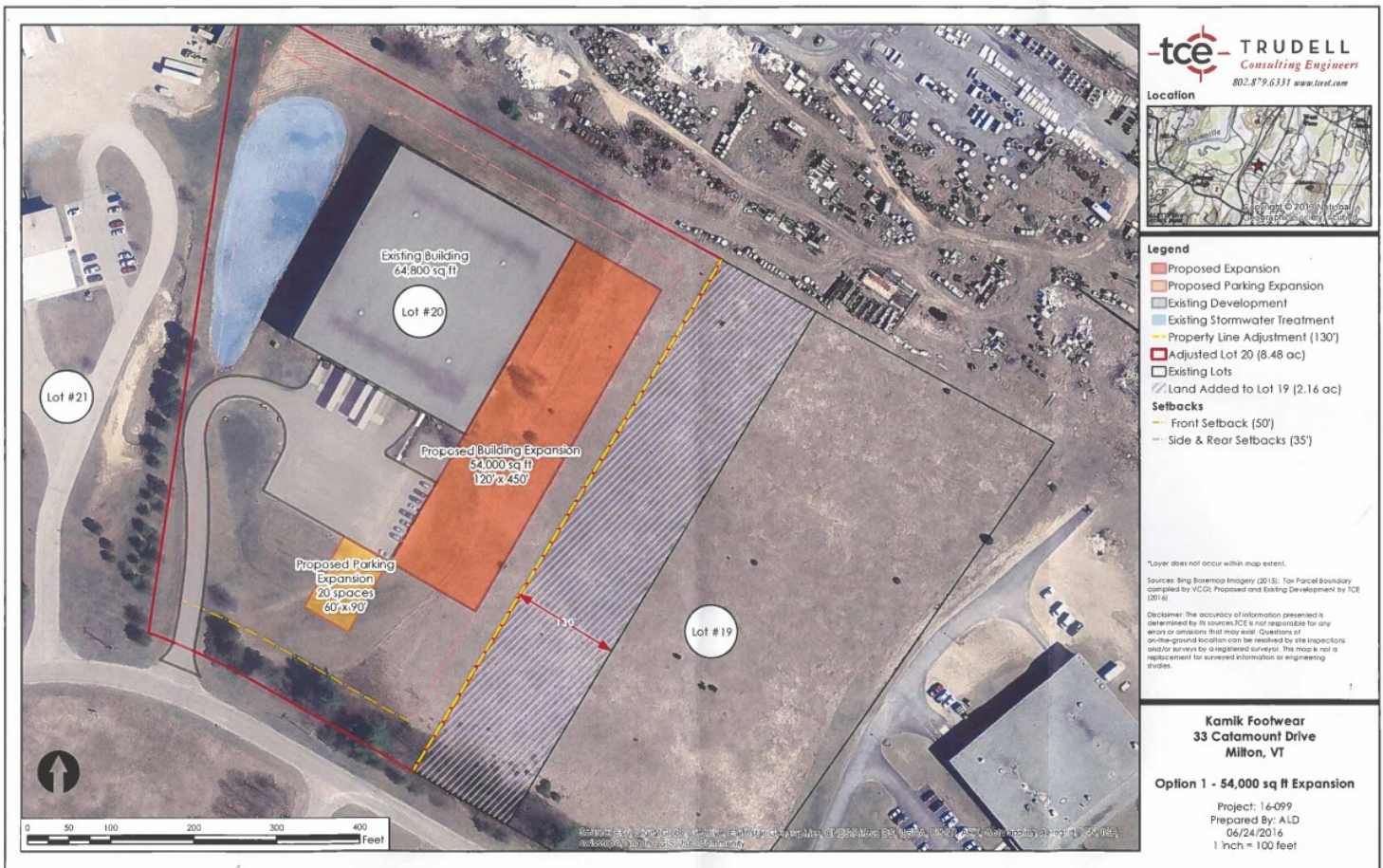
[www.commercial.com](http://www.commercial.com)



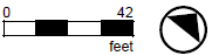
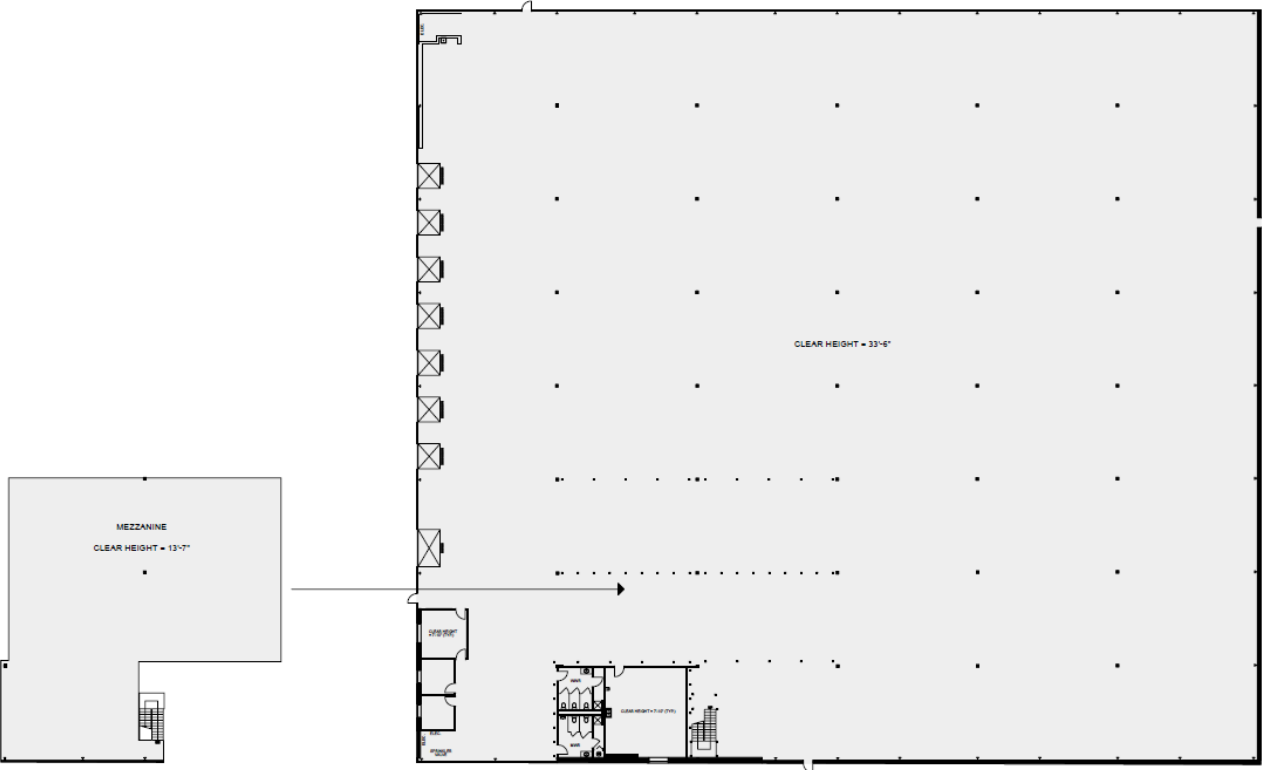
# Property Summary

|                            |                                                                                                |
|----------------------------|------------------------------------------------------------------------------------------------|
| <b>Acres</b>               | 8.33+/- acres                                                                                  |
| <b>Topography</b>          | Basically level                                                                                |
| <b>Landscaping</b>         | Minimal                                                                                        |
| <b>Driveway</b>            | Paved                                                                                          |
| <b>Parking</b>             | Approximately 25 spaces for cars;<br>additional significant parking for<br>trucks and trailers |
| <b>Age</b>                 | Built in 1990                                                                                  |
| <b>Loading Docks/Doors</b> | 6 dock doors, 1 overhead door                                                                  |
| <b>Gross Floor Area</b>    | 72,111+/- total SF;<br>ground floor = 65,467.95+/- SF;<br>mezzanine = 6,642.75+/-SF            |
| <b>Clear Height</b>        | Warehouse = 33'6" ;<br>mezzanine = 13'7"                                                       |
| <b>Finished Area</b>       | Minimal office and meeting space<br>including restrooms and storage                            |
| <b>Foundation</b>          | Poured concrete                                                                                |

|                              |                                                                                                                         |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Roof Cover</b>            | Rubber membrane— new spring<br>2019; 15 year warranty                                                                   |
| <b>Floor Structure</b>       | Concrete                                                                                                                |
| <b>Floor Coverings</b>       | Varies                                                                                                                  |
| <b>Access</b>                | 1.5 miles from Exit 17, Interstate 89                                                                                   |
| <b>Heating &amp; Cooling</b> | Natural gas central HVAC system for<br>offices; updated December 2022;<br>natural gas ceiling mounted in ware-<br>house |
| <b>Water &amp; Sewer</b>     | Municipal                                                                                                               |
| <b>Plumbing</b>              | Copper and PVC                                                                                                          |
| <b>Electrical</b>            | 3 phase, 480 Volt TBD                                                                                                   |
| <b>Fire Protection</b>       | Wet system serviced June 2026                                                                                           |
| <b>Environmental</b>         | May 2018, Phase One— no issues                                                                                          |
| <b>Expansion Capability</b>  | 54,000 SF warehouse; 20 additional<br>parking                                                                           |
| <b>Existing Lease</b>        | \$9.00/sf NNN; expires 7/31/2027                                                                                        |



# Interior



## Exterior



# THE OFFERING

33 Catamount Drive is an outstanding industrial warehouse facility located in one of Chittenden County's best commercial parks. Access to Interstate 89 is excellent allowing ease of travel to Canada (22 miles), New York State and virtually all of Vermont and New England. The property has been well maintained and has the potential for future expansion. 33 Catamount Drive is fully leased until July 31, 2027. All information contained herein is to be kept completely confidential. Any inquiries and questions are to be directed only through V/T Commercial and NOT the existing tenant.

This offering is subject to errors and omissions, changes and withdrawal without notice. The acceptance or rejection of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information contained herein.

## Contact information:

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**Seth Davis, [seth.davis@vtcommercial.com](mailto:seth.davis@vtcommercial.com) 802.922.1964**





## 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