

FOR SALE

PRIME WINDSOR INDUSTRIAL/RETAIL OPPORTUNITY WITH EXCEPTIONAL I-91 ACCESS

60 Artisans Way, Windsor, VT



Position your business in one of Windsor's most desirable industrial and retail locations. Located within the Windsor industrial park, this highly functional property offers exceptional access just less than one mile from Interstate 91, less than 10 miles from White River Junction and Interstate 89, and convenient regional connectivity to New Hampshire, Massachusetts, the Upper Valley, and broader New England markets.

SIZE:

13,252 +/- SF

USE:

Retail, Industrial

PRICE:

\$ 1,750,000

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

60 Artisans Way, Windsor, VT

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:

JOHN A. BEAL

802-864-2000

jb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

PRIME WINDSOR INDUSTRIAL/RETAIL OPPORTUNITY WITH EXCEPTIONAL I-91 ACCESS

Additional Property Information

The offering includes a long-term land lease through August 2123 on approximately 0.5 acres, with a total building size of approximately 13,252 SF. The building features an excellent mix of nicely finished production space, warehousing, office space, and attractive retail/showroom space, making it well-suited for a wide range of industrial, maker, distribution, service, showroom, or hybrid work/retail uses.

Windsor has a strong business community with nearby names and regional anchors including Simon Pearce, Harpoon Brewery, American Crafted Spirits, Mount Ascutney Hospital, and the River Street Commerce Park area. Beyond its industrial advantages, Windsor offers an appealing “work/play” lifestyle. Businesses benefit from interstate access, a skilled Upper Valley labor pool, and proximity to Dartmouth/Hanover, White River Junction, Lebanon, and key New Hampshire markets, while employees and customers enjoy a classic Vermont setting with nearby dining, craft beverage destinations, outdoor recreation, the Connecticut River, Mount Ascutney, skiing, hiking, biking, and four-season lifestyle amenities. Windsor Technology Park also reinforces the area’s industrial base, with office, industrial, manufacturing, distribution, and storage space on a 30-acre campus.

With flexible building layout, long-term site control, strong regional transportation access, and a location surrounded by respected Vermont brands and Upper Valley amenities, this is a compelling opportunity for an owner-user, tenant, or operator seeking a distinctive industrial/retail presence in southern Vermont.

Please contact us today for a tour!

















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

