Industrial Property for Sale in Great Location

14 Berard Drive, South Burlington, Vermont

V/T Commercial is pleased to represent this industrial/flex building in a tremendous South Burlington location. Consisting of 27,500+/- square feet, this property also enjoys a large lot of approximately 3.20 acres (3.32 GIS acres) providing future growth opportunities. Originally built as the local 7 UP bottling plant, the building has a mix of private offices, a showroom, and industrial/warehouse space. The sale of the property is subject to an existing lease, which can easily be fully or partially terminated. Further development could be explored, such as self-storage units, taking advantage of the over-sized lot. South Burlington zoning provides generous permitted and conditional uses. The property enjoys an excellent location with easy access to major county thoroughfares.

The property is exclusively listed for sale at an attractive price of **$2,795,000 ($101.64/SF)**. Reach out today for more details and/or a tour of the facility.

V/T COMMERCIAL

For more information, please contact:

Seth Davis 802.922.1964
seth.davis@vtcommercial.com

208 FLYNN AVE., STUDIO 2i
BURLINGTON, VT 05401
www.vtcommercial.com

Property Summary

Lot Size: 3.20+/- acres (3.32 GIS acres)

Frontage: 522+/- feet on Berard Drive

Curb Cuts: Three with additional for loading

Parking: Asphalt surface, significant parking

Utilities: Green Mountain Power, Vermont Gas, Municipal water/ sewer

Street: Public

Exposure: Excellent

Topography: Level

Coverage: Minimal landscaping

Zoning: Mixed Industrial & Commercial— this district offers a wide variety of permitted and conditional uses

Height: 18.5' in center warehouse. 20.0' in west warehouse

Foundation: Concrete slab

Roof: Rubber membrane, recently inspected

Loading: 3 drive-in doors, 5 loading docks, 7 service doors

Drainage: Interior floor drains for clean discharge to municipal sewer

HVAC: Natural gas with partial AC in finished areas. New units were installed spring 2026.

Electrical: 3-phased, 800 amp

Rest Rooms: 4, one with shower

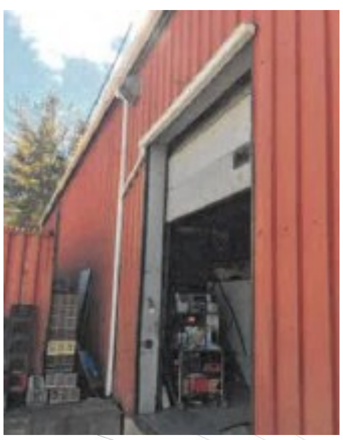
Rentable size: 27,500+/- SF; 5,262 SF finished space

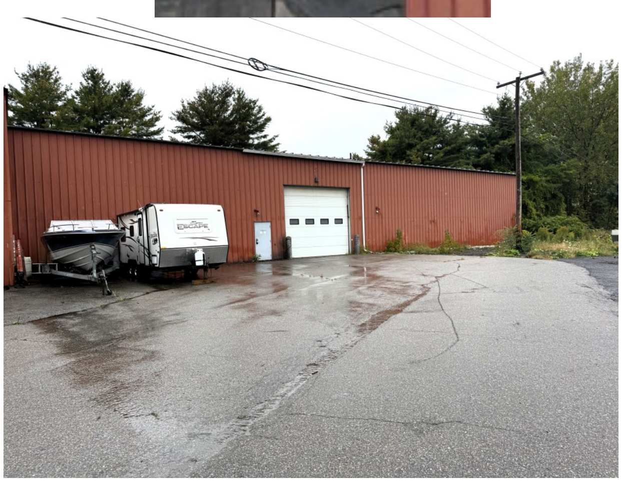
Location: Northerly section of South Burlington; Near southern section of Colchester; Excellent access from a variety of locations

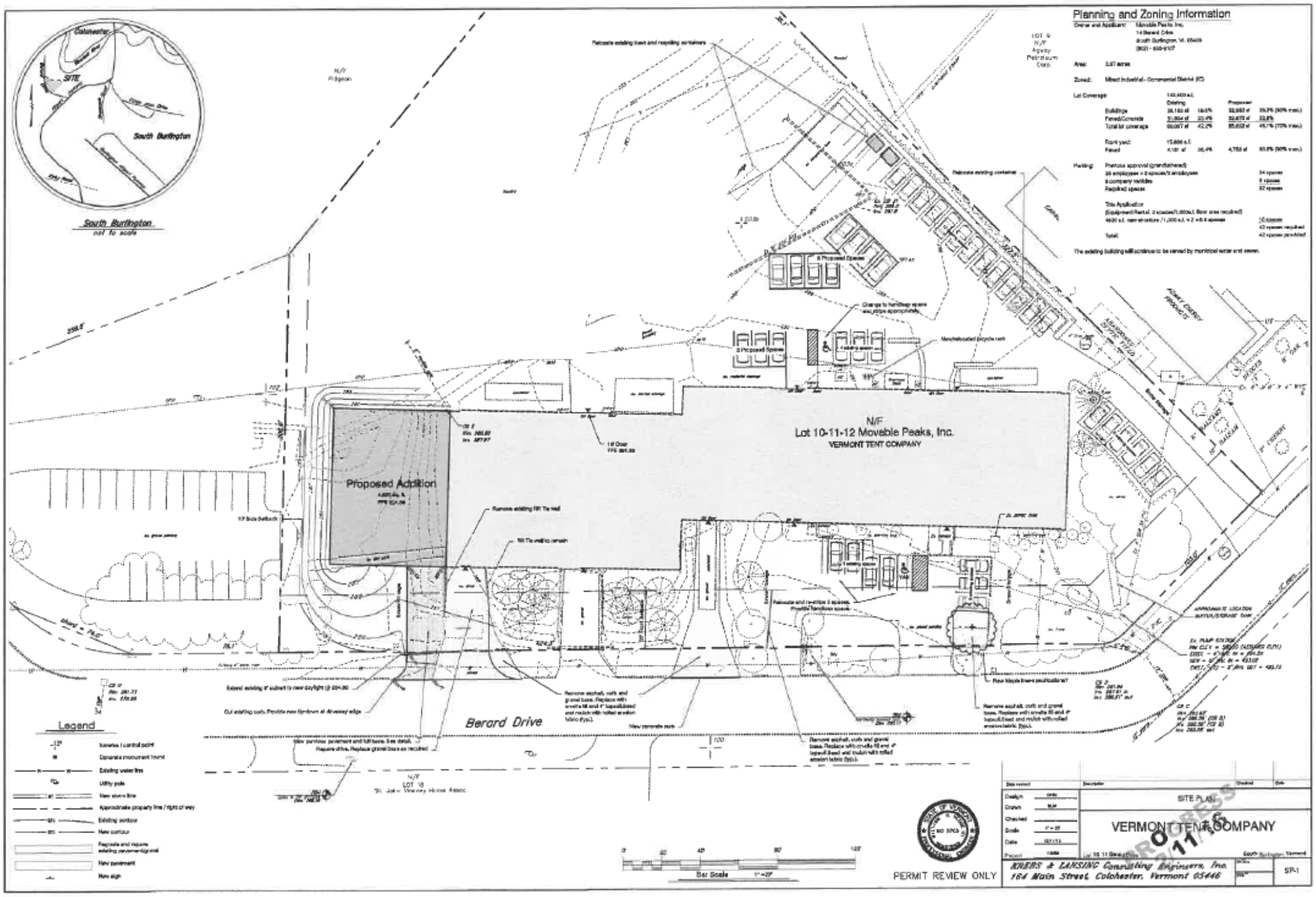
Property Tax: $25,191.72 (paid by tenant)

Parcel ID: 0200-00014

Lease Terms: Current term expires 11/30/29 with one 5-year renewal option; tenant has vacated 75% of the property and would entertain a full or partial termination







The site provides for expansion to existing building or a free-standing facility (i.e.— self storage units).

Existing Lease Terms

14 Berard Drive, LLC signed the initial lease August30, 2019. Subsequently, an amendment to the lease was executed in October 2024 extending the term from December 1, 2024 to November 30, 2029. There is one option term providing the tenant to extend the term for an additional five years with at least six months prior written notice.   Annual base rent escalates 5% each year of the existing and renewal terms. Tenant is responsible for all operating expenses, including property tax, property insurance, maintenance, grounds, utilities, etc. Landlord is responsible for capital repairs or replacements. The lease contains a personal guarantee of the tenant. A prior option to purchase has subsequently been deleted. ***Please note that the tenant has vacated 75% of the building and will entertain a complete or partial termination of the lease agreement. It is possible that the tenant will consider continuing to lease 25% of the building if this does not interfere with future tenant or owner occupancy.***

Current bas rent schedule:

	Annual	Monthly
12/1/24-11/30/25	$147,063	$12,255.25
12/1/25-11/30/26	$154,416	$12,868.00
12/1/26-11/30/27	$162,138	$13,511.50
12/1/27-11/30/28	$170,244	$14,187.00
12/1/28-11/30/29	$178,758	$14,896.50

Showroom & Offices as Previously Used by Existing Tenant
These spaces have been vacated

Warehouse & Yard

Considering that the South Burlington Area industrial vacancy rate is currently at a **low of 0.6%** (as of June 2026 per Allen, Brooks & Minor), it is rare to find such a property available for sale. This is an excellent opportunity to acquire a well located facility with expansion possibilities— great long-term investment as a rental property or as an eventual owner occupied building. **Listed price $2,795,000.**

All inquires are to be directed to:

Seth Davis seth.davis@vtcommercial.com

802.922.1964

This offer to sell is subject to errors and omissions and change or withdrawal without notice. The acceptance of rejection of any offer is solely at the discretion of the seller. V/T Commercial does not warrant the accuracy of the information presented herein. All prospective purchasers are encouraged to seek professional advice and perform their own due diligence.

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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

Printed Name of Consumer

Signature of Consumer Date

[ ] *Declined to sign*

Printed Name of Consumer

Signature of Consumer Date

[ ] *Declined to sign*

This form has been presented to you by:

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date

9/24/2015