

FOR SALE OR LEASE

REDUCED! VERMONT CASTINGS FACILITY - BETHEL, VT

62 Vermont Castings Way, Bethel, VT



Built in 1964 and rehabbed in the 1980's and 1997, this industrial manufacturing and warehouse building has been home to Vermont Castings for many years and other manufacturers prior. The property has potential rail access and is only 3.4 miles to Interstate 89. It measures 18' clear at the eaves, has 12 loading docks, 5 at-grade entrances, and ample outside storage.

SIZE:

158,341 SF on 12.20 +/- acres

ZONING:

Manufacturing, warehousing, distribution

PRICE:

Sale: Reduced to \$1,950,000

Lease: \$2.50/SF, NNN; NNN est \$2.00/SF (2026)

AVAILABLE:

75,000 +/- SF of Warehouse and 2,500 +/- SF of Office available now - Entire building available mid to late 2027

PARKING:

Ample on-site

LOCATION:

62 Vermont Castings Way, Bethel, Vermont

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 building itself offers 156,841 +/- SF of manufacturing and warehouse space as well as 2,500 +/- SF of office, located on 12.20 +/- acres of land. Pricing has been newly reduced to \$1,950,000.000 for sale “as is, where is”, and lease rate has been reduced to only \$2.50/SF, NNN (est. \$2.00/SF), plus utilities. This is a great opportunity to acquire a well-located industrial facility close to the Upper Valley and Central Vermont.

Electricity for the building is supplied by central Vermont Public Service. The property is served by two, 1,000 KVA pole-mounted three phase transformers. 100% sprinklered with a wet-pipe system, Hot water system for heat, fired by liquid propane and oil.

The property contains approximately 129 surface parking spaces, reflecting an overall parking ratio of 0.81 spaces per 1,000 square feet of net rentable area. There appears to be potential parking for 40 additional cars along the northern boundary of the site. The parking lot and interior driveways are gravel with stone dust layer.

Permitted uses within this district include light industrial, home occupations, and accessory uses or structures. Conditional uses include heavy industrial, multiple family dwelling, wireless communications facilities, extraction of soil, minerals, sand, or gravel 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