

FOR LEASE
OR SALE

272 Ruth Carney Drive
Windsor, Vermont



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS



Cross Dock Facility, Warehouse, Manufacturing
Artisans Park in Windsor, Vermont!



CONTACT US

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FORMER CROSS DOCK TERMINAL 272 Ruth Carney Drive Windsor, Vermont

DESCRIPTION

A former 22 door cross dock trucking terminal operated by Land Air Express strategically located on Interstate 91's north south corridor and only 14 miles to the crossroads of Interstate 91 with Interstate 89. Great location in Artisans Park with many thriving and creative businesses including Simon Pearce, SILO Distillery, Harpoon Brewery, Vermont Farmstead Cheese, Great River Outfitters, Artisan Eats and Blake Hill Preserves. Opportunity to join these businesses in a vibrant location with outdoor shopping, dining , along with Path of Life Sculpture Garden.

PROPERTY DESCRIPTION

BUILDING SIZE	6,700 SF +/- includes 5,600 SF open warehouse 600 SF Office area 500 SF Employee break area	ELECTRIC	Green Mountain Power
SITE SIZE	3.1 acres	GAS	Vermont Gas
CONSTRUCTED	1987/1998 (2 phases)	POWER	200 Amp 120/208 3 phase main
CURRENT TENANT	Vacant /Available	HEATING & COOLING	Warehouse—Gas fired Reznor(2) Office— Ducted Heat/Cooling supplement floor unit
CEILING HEIGHT	12'	WATER	Municipal—Town of Windsor
CONSTRUCTION	Steel frame	SEWER/WASTE WATER	Town of Windsor
LOADING DOCKS	22 loading dock with doors	FIRE PROTECTION	Non -sprinklered
DRIVE-IN DOORS	(1) 8' X10' Drive in Door	ZONING	Industrial
PROPERTY TAXES	\$12,337.69	PROPERTY TYPE	Industrial, Warehouse, Truck Terminal
		PACEL ID	431000-272

OFFERING DETAILS

For Lease —\$12/SF NNN plus utilities

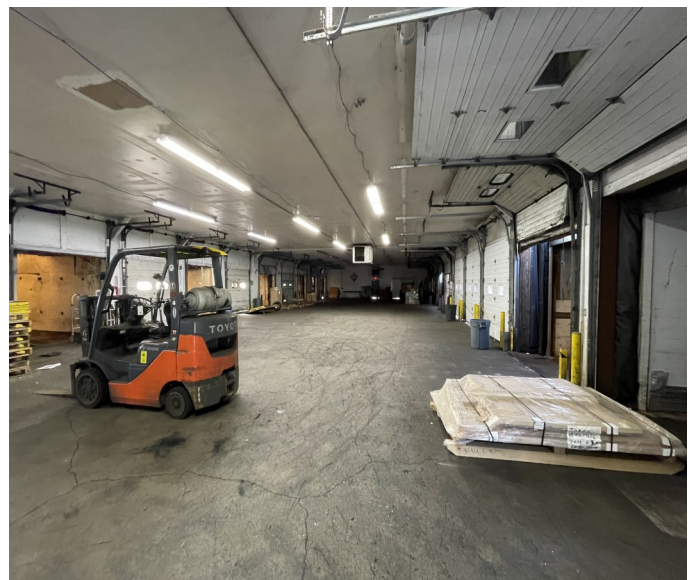
For Sale —\$1,350,000



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PHOTOS





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REGIONAL MAP





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ARTISANS PARK



Watch master glassblowers and potters at work before you shop for the finished product in the **SIMON PEARCE** factory outlet store.



SILO Distillery is a fully functioning craft distillery producing all of their spirits right here in Artisans Park.



Artisan Eats is a catering company offering an array of services including a take and go-lunch, fresh baked quiche and prepared dinners.



Blake Hill Preserves is an English fruit preservatory in Vermont creating innovative sweet, savory and spicy jams, marmalades and



The Vermont Farmstead Cheese Company Market at Artisan's Park is the flagship store for Vermont Farmstead Cheese Co., and Castleton Crackers.



Great River Outfitters & The Path of Life Sculpture Garden hosts a broad range of adventurous outdoor activities for all ages and skill levels



Harpoon Brewery Taproom and Beer Garden offers facility tours & featuring a beer hall with classic bar fare & Harpoon beers.



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DISCLAIMER

Sands Maritius Holdings, LLC (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 272 Ruth Carney Drive, Windsor, Vermont (the "Property"). The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

Seller is under no obligation to sell the Property and may remove the Property from the market at any time.



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272 Ruth Carney Drive Windsor, Vermont



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

Signature of Consumer Date

Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date

Printed Name of Consumer

Signature of Consumer Date

Declined to sign

9/24/2015