



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

SALE/LEASE

**59 Avenue C
Williston, Vermont**



Industrial—Cross Dock-Manufacturing-Warehouse



- ◇ Building Size— 10,000 SF 13 door cross dock facility with free span space, 4 drive in bays for box trucks.
- ◇ Offices— 1,800 SF
- ◇ Drive In Docks —Roughly 3,000 SF to accommodate box trucks at 4 large at grade overhead doors.
- ◇ Cross Dock Warehouse—6,000 SF +/- with 13 dock doors and one drive in ramp for forklift.
- ◇ Mezzanines—Multiple levels of warehouse offices and storage.
- ◇ Lot Size—1.51 Acres +/- (to be adjusted based on new lot line)
- ◇ Zoning District—Industrial Zone District West (IZDW)

SALE PRICE

\$1.1 million

OR acquire with 74 Avenue B @ \$3.25 million.

CONTACT US



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FOR SALE

Former Land Air Express Trucking Terminal

59 Avenue C

Williston, Vermont

ABOUT THE PROPERTY

Hard to find warehouse and cross dock building with management offices, warehouse offices, mezzanine storage, and open free span warehouse area. 59 Avenue C is a highly efficient cross dock facility that included 13 exterior loading docks, 4 interior weather tight box truck docks, and dispatch and administrative and management office space.

Located in close proximity to Interstate 89 via Exit 12, this building has ample on site paved area for truck traffic, outdoor storage, or other.

Unique offering in todays market!!

59 Avenue C

CONSTRUCTED 1970+/-

- ◇ **STORIES** One + stories - 10,000 SF footprint, plus multiple mezzanines accommodating offices and storage.
- ◇ Offices— 1,800 SF
- ◇ Drive In Warehouse—3,000 SF with 4 at grade overhead doors
- ◇ Cross Dock Warehouse—6,000 SF with 13 8' X 10' dock doors and 1 drive in ramp.
- ◇ Mezzanines—1,600 SF on multiple levels accommodating dispatch offices, storage and more.
- ◇ Bathrooms—2 half baths with one within offices and one in warehouse.

CEILING HEIGHT Office—Dropped Ceiling at 8'
Warehouse —14' - 16' at peak estimated

CONSTRUCTION Steel frame

FOUNDATION Concrete

EXTERIOR WALLS Metal

INTERIOR WALLS Framed sheetrock in offices

WINDOWS Casement/Fixed Metal Framed

RESTROOMS 2 single half baths

ELECTRIC Green Mountain Power

GAS Vermont Gas

HEATING & COOLING Gas -Warehouse—Overhead Radiant/Air Ducted in Office

WATER/SEWER Municipal/Private



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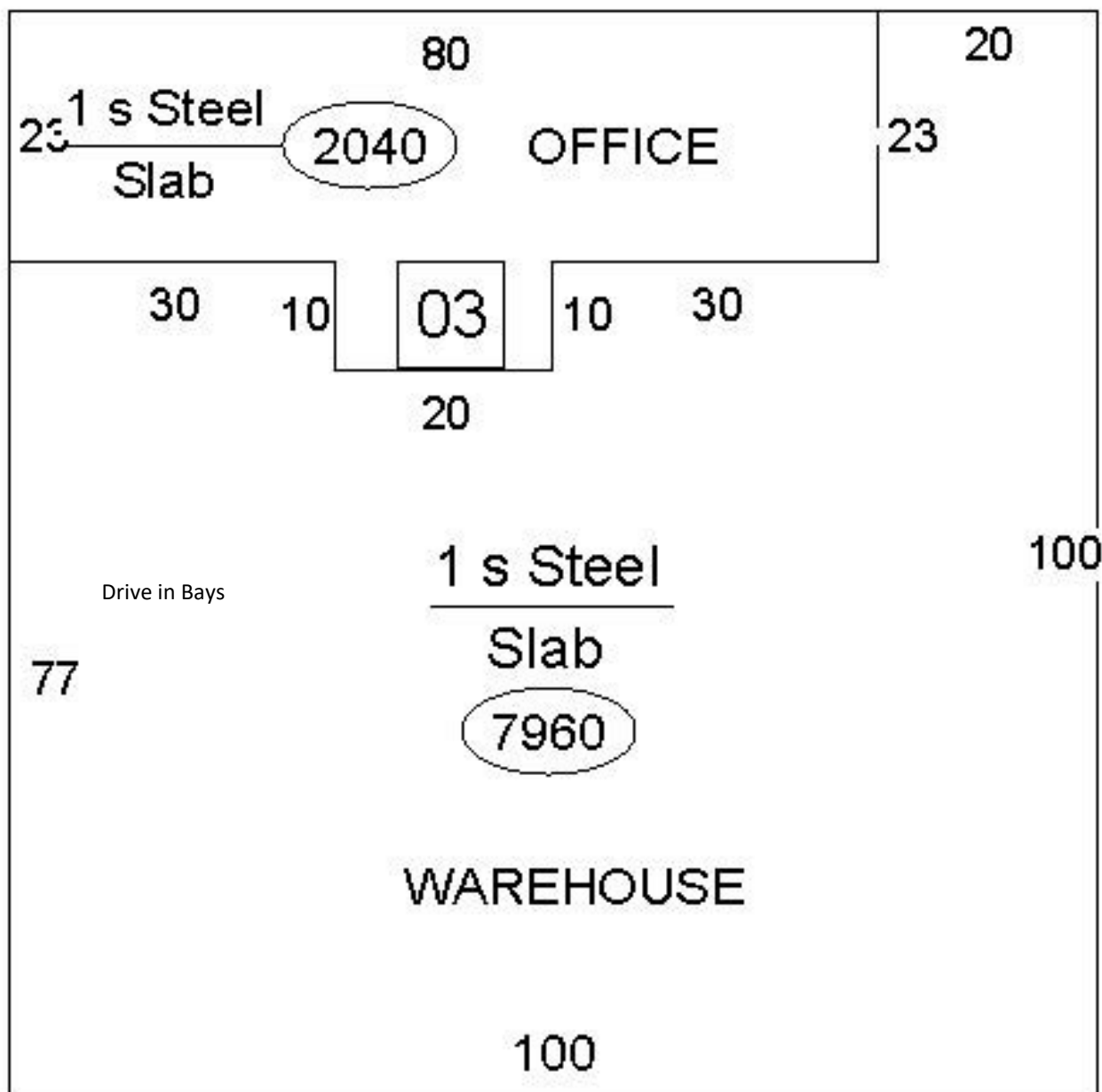
Former Land Air Express Trucking Terminal

59 Avenue C

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BUILDING PLANS

Drive In



Overhead Doors



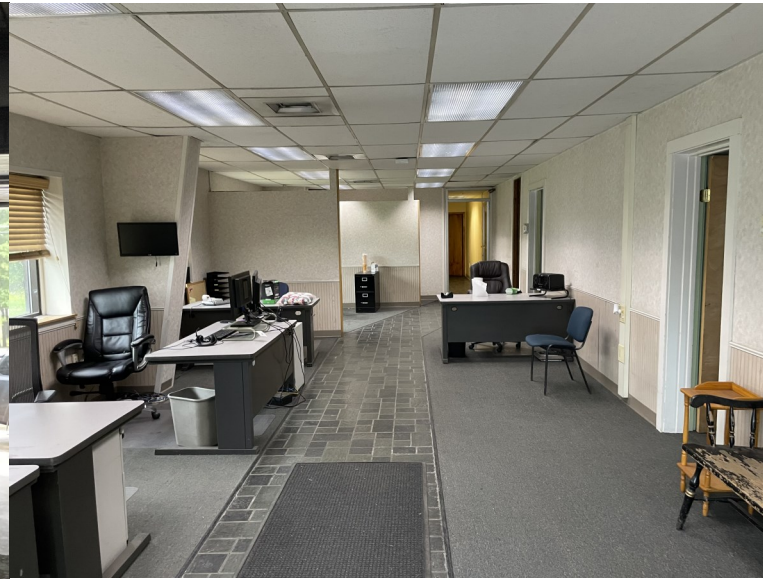
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PHOTOS—59 AVENUE C





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SITE PLAN



AREA MAP





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59 Avenue C
Williston, Vermont



DISCLAIMER

Sands Maritius Holdings, LLC (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 74 Avenue B & 59 Avenue C, 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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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 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

9/24/2015