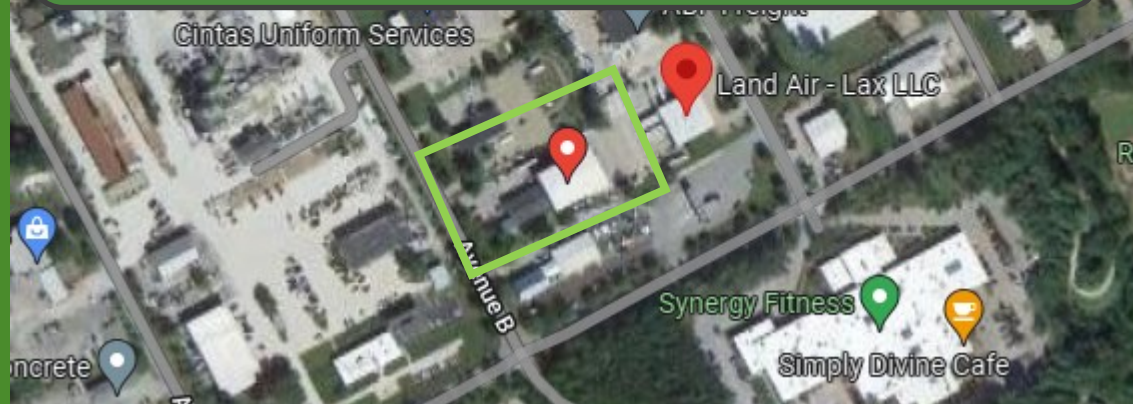


SALE/LEASE

**74 Avenue B
Williston, Vermont**



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS



Industrial—Manufacturing- Warehouse



- ◇ Building Size— 20,600 SF plus 14,000 SF 2nd floor area for expansion
- ◇ Offices— 900 SF
- ◇ Low Bay Warehouse—5,700 SF with 2 at grade overhead doors
- ◇ High Bay Warehouse—14,000 SF with (4) 12' X 16'; (2) 12' x 14' overhead at grade doors
- ◇ Mezzanine—14,000 SF—Sprinklered, concrete floor. Requires access.
- ◇ Lot Size—1.54 Acres (to be adjusted once lot line adjustment finalized)
- ◇ Zoning District—Industrial Zone District West (IZDW)

THE OFFERING

Sale Price—\$2,250,000

ALSO able to acquire with 59 Avenue C

Lease Price—\$10/SF NNN plus Utilities

CONTACT US



Steve Donahue

Steve@donahueassociatesvt.com

(802) 862-6880

www.donahuessociatesvt.com



FOR SALE

Former Land Air Express Trucking Terminal

74 Avenue B

Williston, Vermont

ABOUT THE PROPERTY

Potential to owner occupy or buy with existing Tenants. Currently two tenants (Imported Car Center and Dynapower) which has repair shop space with 900 SF of office and 5,000 SF of shop area. Adjoined is a 2016 built 14,000 SF warehouse with 6 +large overhead doors and potential to expand to 2nd floor mezzanine. 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!!

74 Avenue B

CONSTRUCTED 1970+/-/2016 Full renovation of rear warehouse including wall, roof, slab with radiant heat and more.

- ◇ **STORIES** Two Stories - 20,600 SF lower level expansion potential of 10-14,000 SF 2nd level
- ◇ Offices— 900 SF
- ◇ Low Bay Warehouse—5,700 SF with 2 at grade overhead doors
- ◇ High Bay Warehouse—14,000 SF with (4) 12' X 16'; (2) 12' x 14' overhead at grade doors
- ◇ Mezzanine—14,000 SF—Sprinklered, concrete floor. Requires access.

CEILING HEIGHT Office—Dropped Ceiling at 8'
Low Bay—10' - 18' at peak High Bay—18'

CONSTRUCTION Steel frame **FIRE PROTECTION** Fully sprinklered, wet system

FOUNDATION Concrete **WATER/SEWER** Municipal/Private

EXTERIOR WALLS Metal, Insulated panels

INTERIOR WALLS Framed sheetrock

WINDOWS Casement/Fixed Metal Framed

RESTROOMS 3 single half baths

ELECTRIC Green Mountain Power

GAS Vermont Gas

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



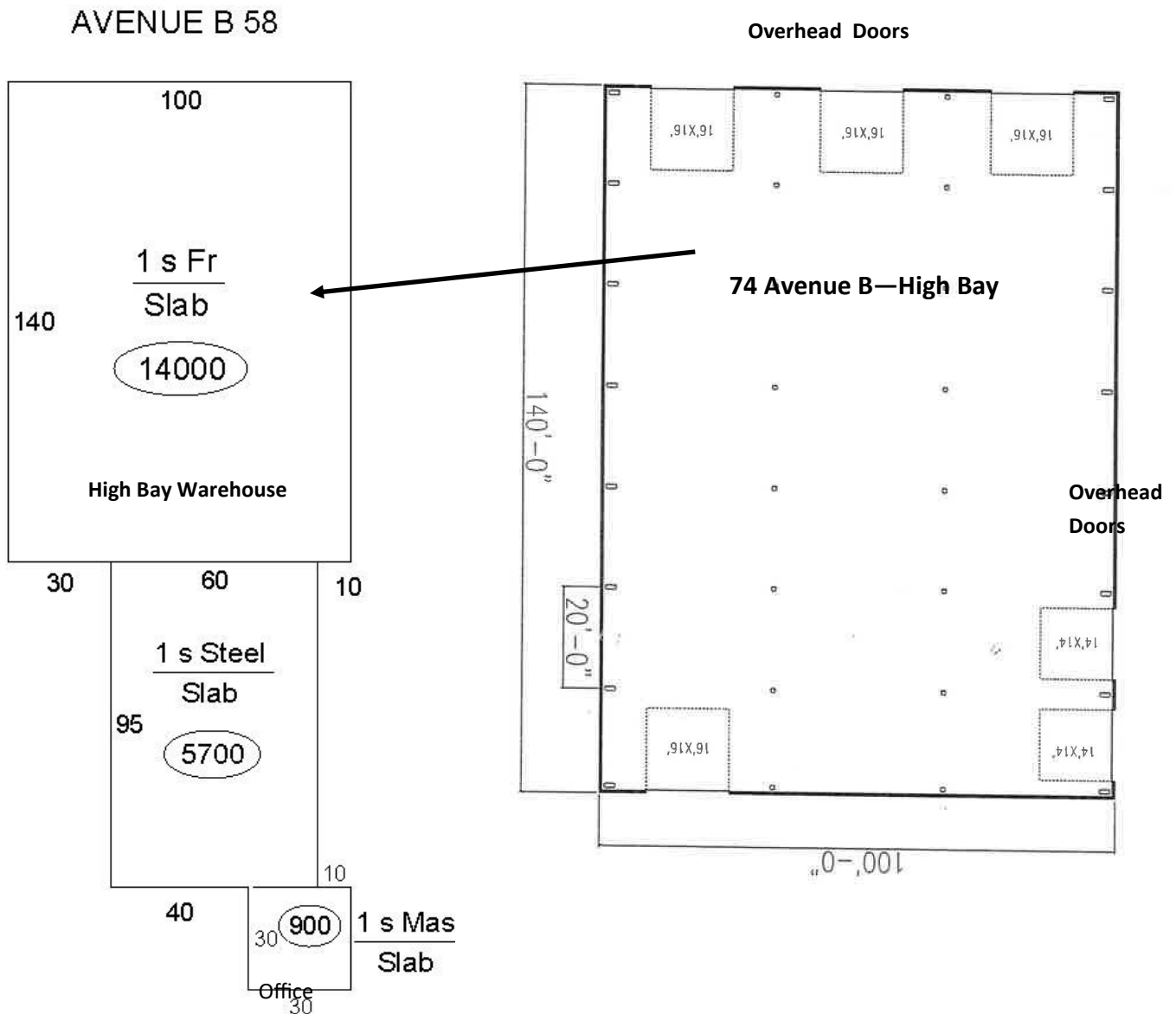
FOR SALE/LEASE

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BUILDING PLANS





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74 Avenue B

Williston, Vermont

PHOTOS—74 AVENUE B





Williston, Vermont

AREA MAP

Trowel Trades Supply Inc
A CWS COMPANY

Hop & Stuff

Baker Commodities, Inc.
Recycling for Life

HOMANS ASSOCIATES

Casella

ORKIN

DETAIL WORKS

BSP TRANS INC

CROWN

Tuscany SELF STORAGE

CSWD
Chittenden Solid Waste District

SERVPRO
SERVPRO of Burlington / Middlebury

US ecology
est 1992

SHeldon TRUCKS

IMPACT FIRE

Blodgett SUPPLY

CINTÁS
READY FOR THE WORKDAY

VELAN

ABF
Project

SD Ireland COMPANIES

Simply Divine Cafe

synergy FITNESS



FOR SALE/LEASE

Former Land Air Express Trucking Terminal

74 Avenue B

Williston, Vermont



DISCLAIMER

Paper Street Soap Company LLC and Project Mayhem 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 negoti-





FOR SALE

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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