



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

Office/Wholesale/Warehouse/Distribution

1225 Airport Parkway

South Burlington, VT 05403



Wholesale/Warehouse/Distribution

SUMMARY

- ◇ Building Size—10,040 SF
- ◇ Office—3,000 SF
- ◇ Warehouse—7,040 SF
- ◇ Lot Size—0.77 Acre
- ◇ Year Constructed—1967/1988
- ◇ Zoning District— Mixed Industrial & Commercial (IC)
- ◇ FID 1
- ◇ Real Estate Taxes (2025) - \$12,296

LISTING PRICE

Lease—\$10.00/SF NNN plus utilities

CONTACT US



Steve Donahue

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(802) 862-6880

www.donahuessociatesvt.com

HIGHLIGHTS

- ◇ Opportunity to lease a hard to find a visible centrally located wholesale, retail, office with warehouse/distribution and outdoor yard area.
- ◇ **Potential to occupy entire 10,040 SF building or occupy front 3,000 SF office and or the 4,000-7,040 SF warehouse.**
- ◇ South Burlington location — less than 1 mile to Burlington International Airport and 2 miles to Interstate 89's Exit 14
- ◇ Turnkey and ready for your business to thrive!



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ABOUT THE PROPERTY

1225 Airport Parkway is a versatile flex/warehouse facility featuring office space, warehouse area with high ceilings, and multiple overhead doors for easy loading and distribution. The property offers efficient layout options suitable for a single user or the ability to subdivide and lease to multiple tenants, providing flexibility for a range of business operations in a prime South Burlington location near the airport and I-89 access.

1225 Airport Parkway—BUILDING DETAILS

SPAN	600-188-12834
PARCEL ID	188-0020-01225
CONSTRUCTED	1967 & 1988
STORIES	Office—2 levels /Warehouse 1 level
CEILING HEIGHT	Office—Dropped Ceiling at 8' Warehouse—12'-16'
CONSTRUCTION	Steel Frame
FOUNDATION	Concrete
EXTERIOR WALLS	Metal
INTERIOR WALLS	Framed sheetrock offices, open in warehouse
ELECTRIC	Green Mountain Power (2 Panels) 480 and 200 Amp
GAS	Vermont Gas
HEATING & COOLING	Gas—Warehouse -Reznor Office Ducted Air
WATER/SEWER	Municipal/Private
FIRE PROTECTION	Fully sprinklered, wet system



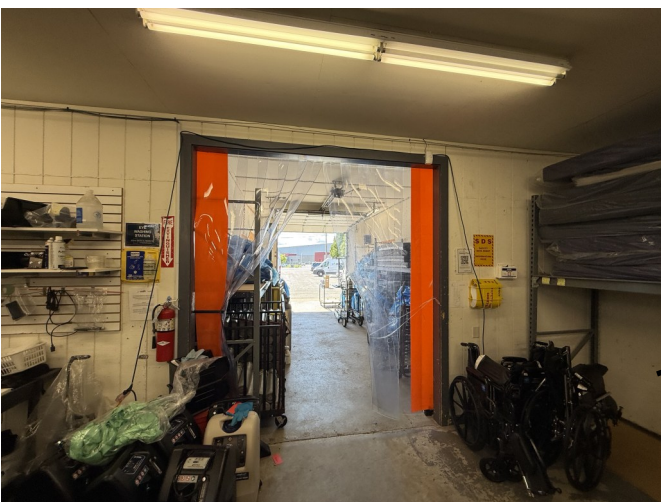


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**BUILDING FLOOR PLAN:
FIRST FLOOR (OFFICE/WAREHOUSE)**



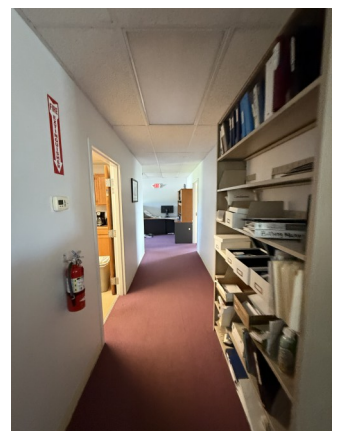
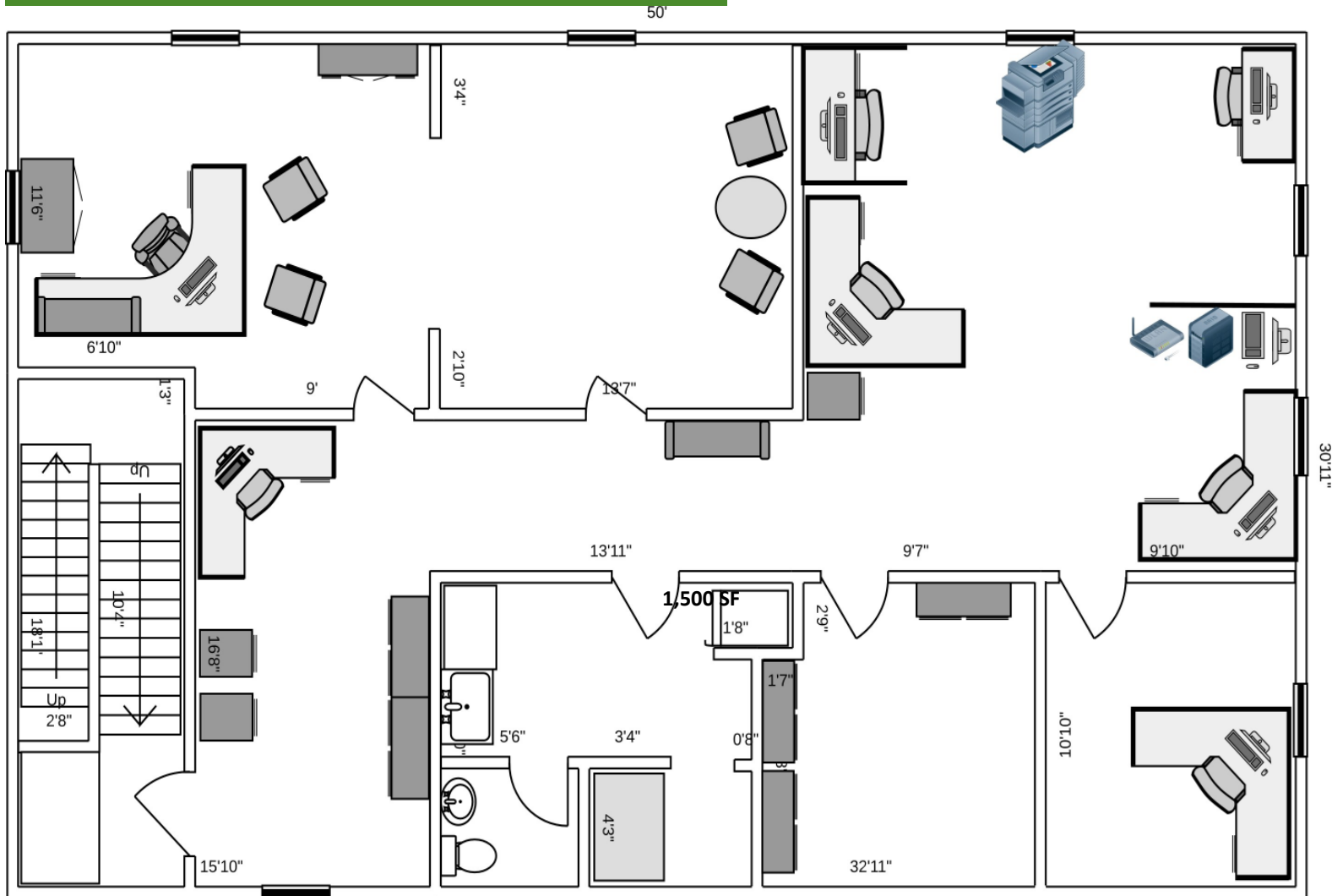


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BUILDING FLOOR PLAN- SECOND FLOOR (OFFICE)





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EXTERIOR



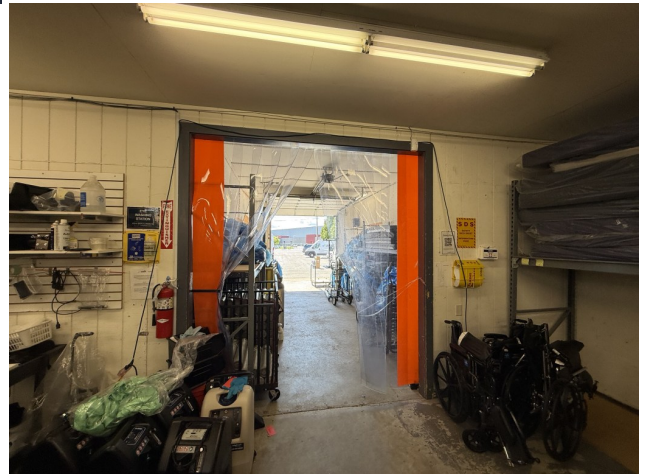


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INTERIOR



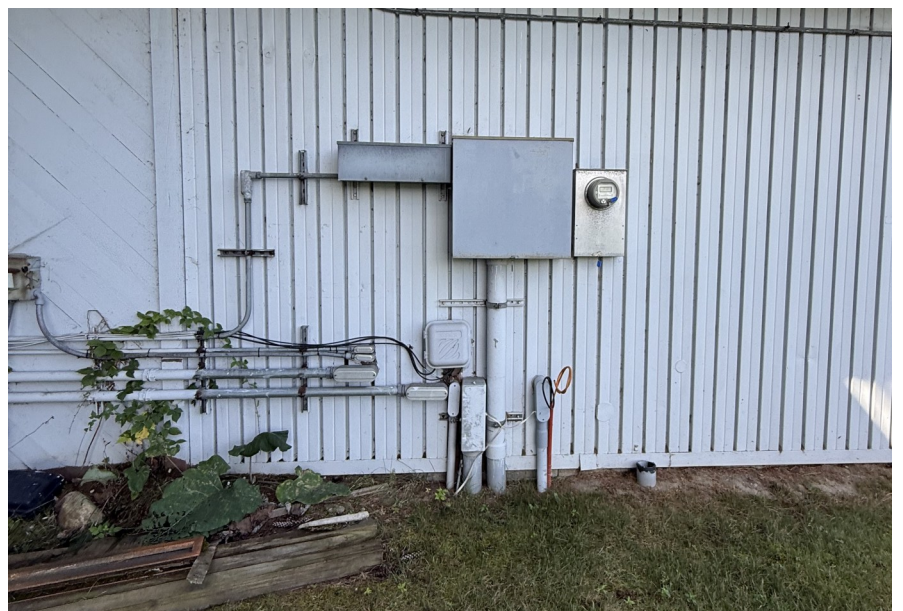
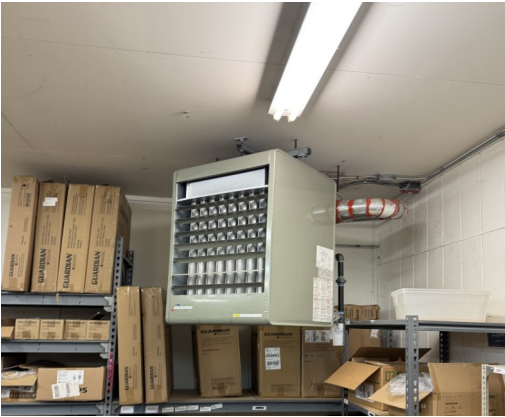


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UTILITY INFRASTRUCTURE



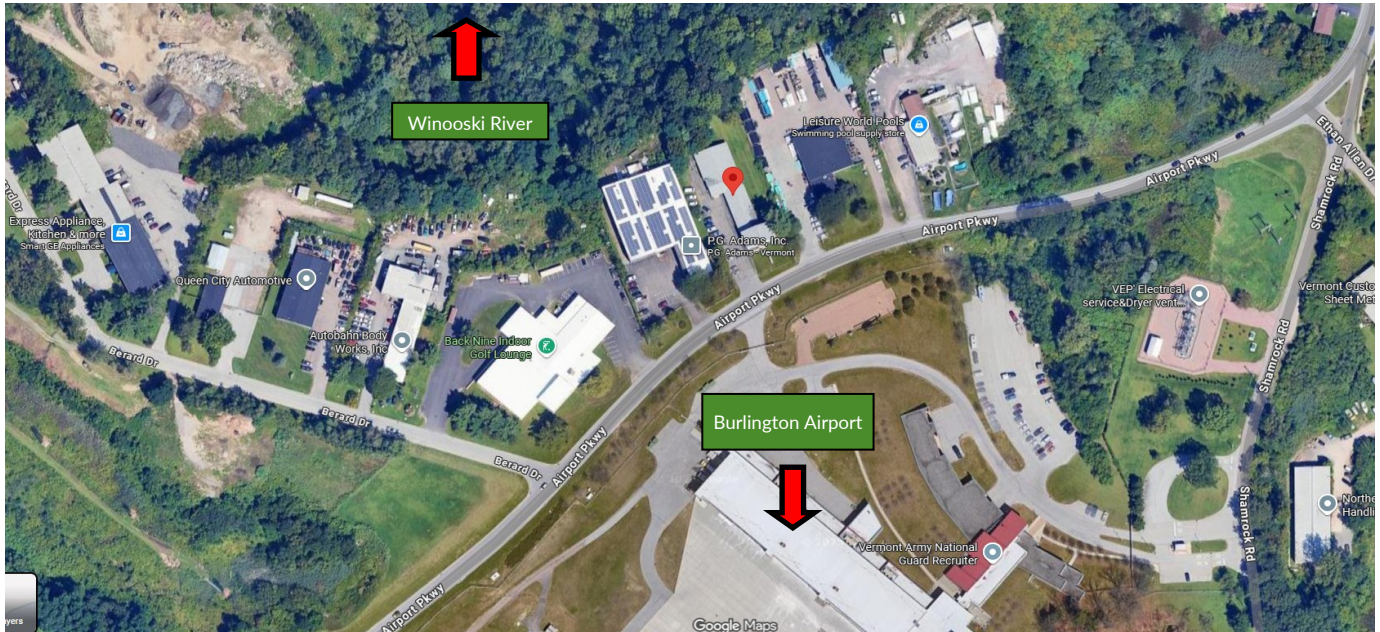


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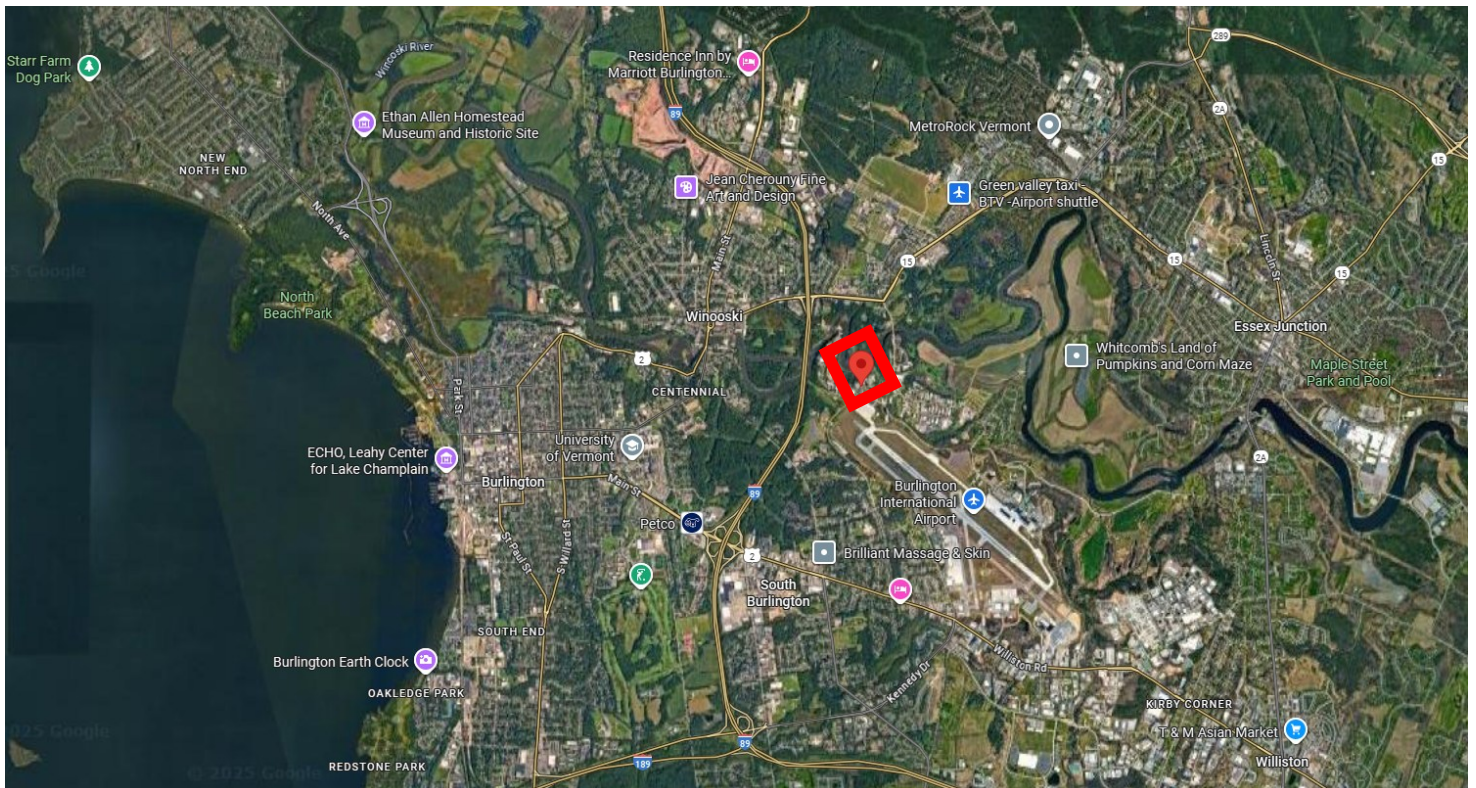
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NEIGHBORHOOD AERIAL



AREA MAP





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DISCLAIMER

Henry Revocable Trust (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 1225 Airport Parkway, South Burlington, 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.





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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