DONAHUE & ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE OR LEASE

89 SAND HILL ROAD

Essex, Vermont 05452

INDUSTRIAL / MANUFACTURING / WAREHOUSE



Manufacturing and warehousing on 17.19 acres

BUILDING AREA	SALE PRICE	LEASE RATE
69,064 SF	**$6,250,000**	**$9.00/SF NNN**
17.19-acre site	Offering price	Plus utilities

THE OPPORTUNITY

89 Sand Hill Road offers manufacturing, warehouse and office space in Saxon Hill Industrial Park. The Offset House / Catamount Color facility offers potential for single-tenant use or subdivision.



Approximate boundary shown in supplied aerial

PROPERTY HIGHLIGHTS

11,811 SF of office area
22-foot production ceilings
8 dock-height doors and 3 drive-in doors

Schedule a tour with our team

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PROPERTY SPECIFICATIONS

Property type	Industrial / Manufacturing / Warehouse
Building area	69,064 SF, including 4,320 SF second floor and 3,415 SF mezzanine
Office area	11,811 SF
Site	17.19 acres Approximately 1,317 feet of frontage on Saxon Hill Road
Zoning	Resource Preservation District - Industrial (RPD-1) Referenced use permit: PC:2007-21
Construction	Built in 1978 with a 36,000 SF addition in 1988 Addition dimensions: 150' x 240'
Ceiling height	22 feet in the production area
Loading & access	8 dock-height doors at 3 locations 1 drive-in doors, 10' x 12'
Structure & foundation	Steel frame with frost wall and slab foundation
Roof	Rubber membrane
Column spacing	42' x 45' manufacturing / warehouse 40' x 48' manufacturing / other
Walls	Exterior: metal and concrete Interior: drywall and concrete block
Windows	Casement / fixed, metal-framed
Electric service	Green Mountain Power 600 AMP + 400 AMP, three-phase
Gas service	Vermont Gas
Heating	Gas. Heat in the original manufacturing area is provided by equipment only.
Fire protection	Fully sprinklered, wet system
Water / sewer	Municipal. Permit reference: WW-4-2840
Expansion history	A 60,000 SF addition was permitted in 2007. That permit has expired.

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PROPERTY PHOTOGRAPHS



Front lawn and building



Aerial view of the property



Main entrance



Loading docks



Loading area from above

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EXTERIOR PHOTOGRAPHS



Building approach



Side elevation



Loading area



Front drive



Parking area



Loading docks

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INTERIOR PHOTOGRAPHS



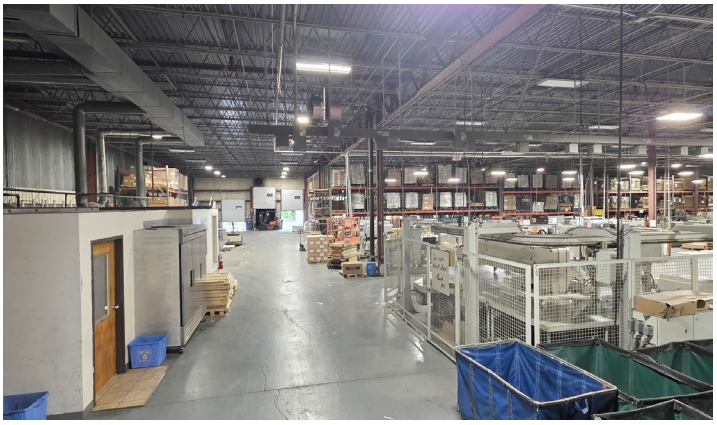
Reception



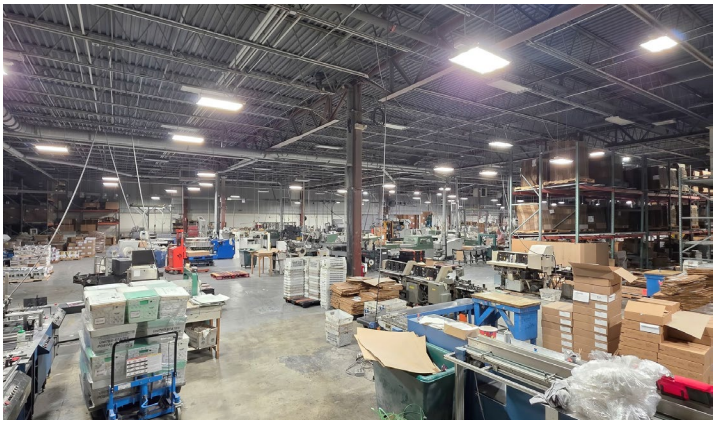
Open Processing Area



Production area



Manufacturing floor



Production area



Meeting and break room

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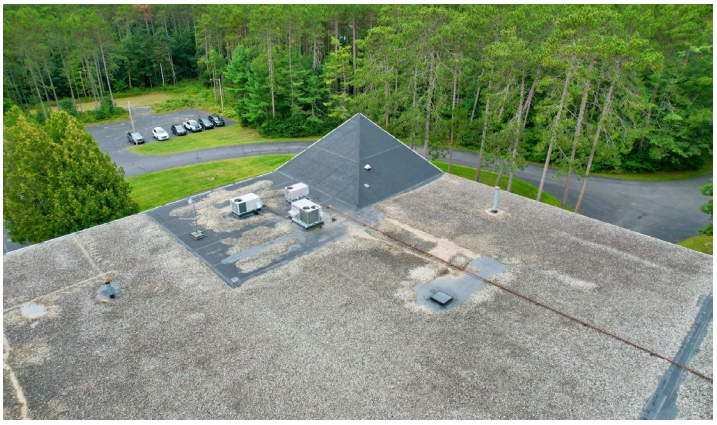
AERIAL PHOTOGRAPHS



Property and parking overview



Loading area from above



Roof and building



Main entrance and front parking



Surrounding setting



Overhead view

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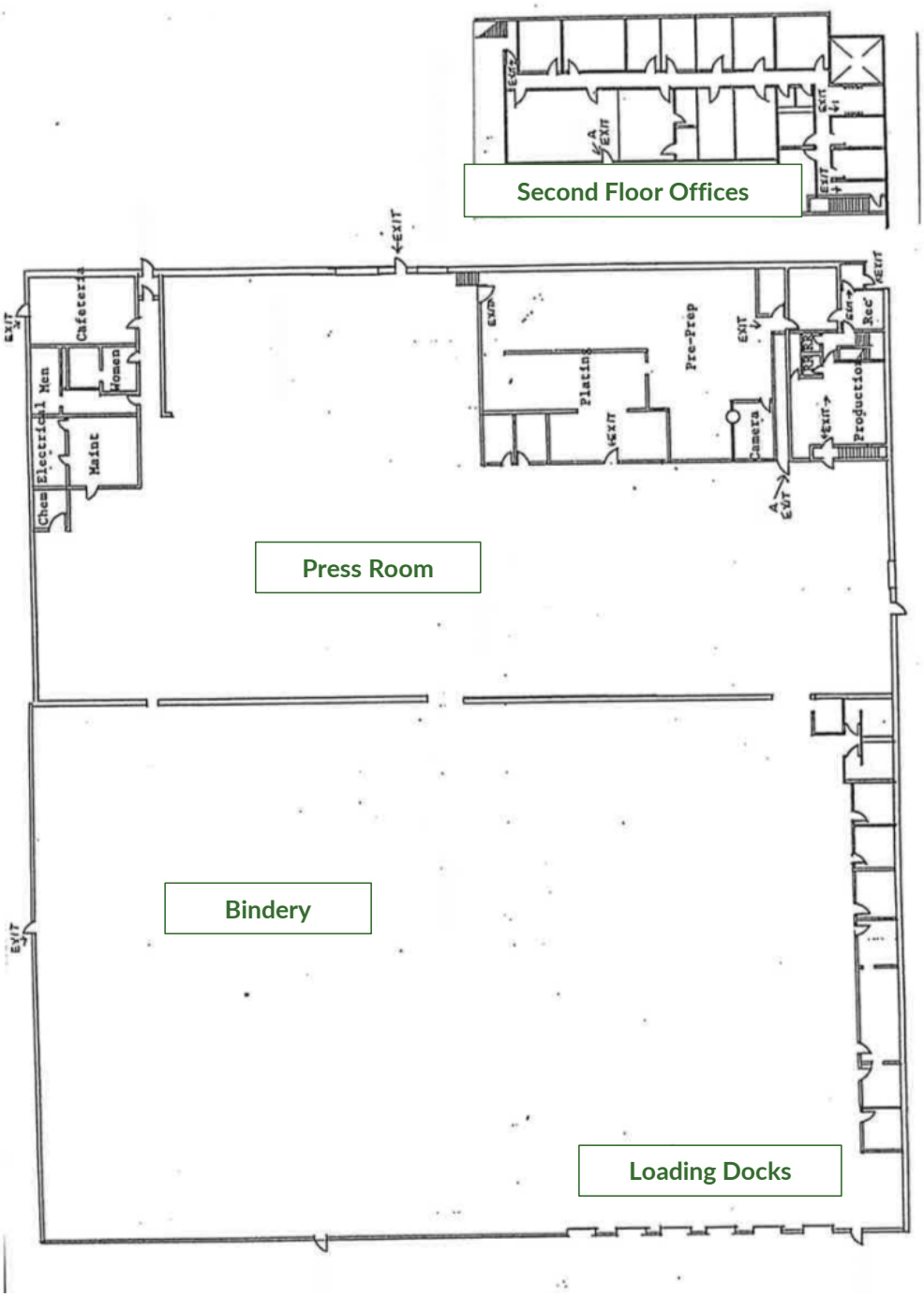
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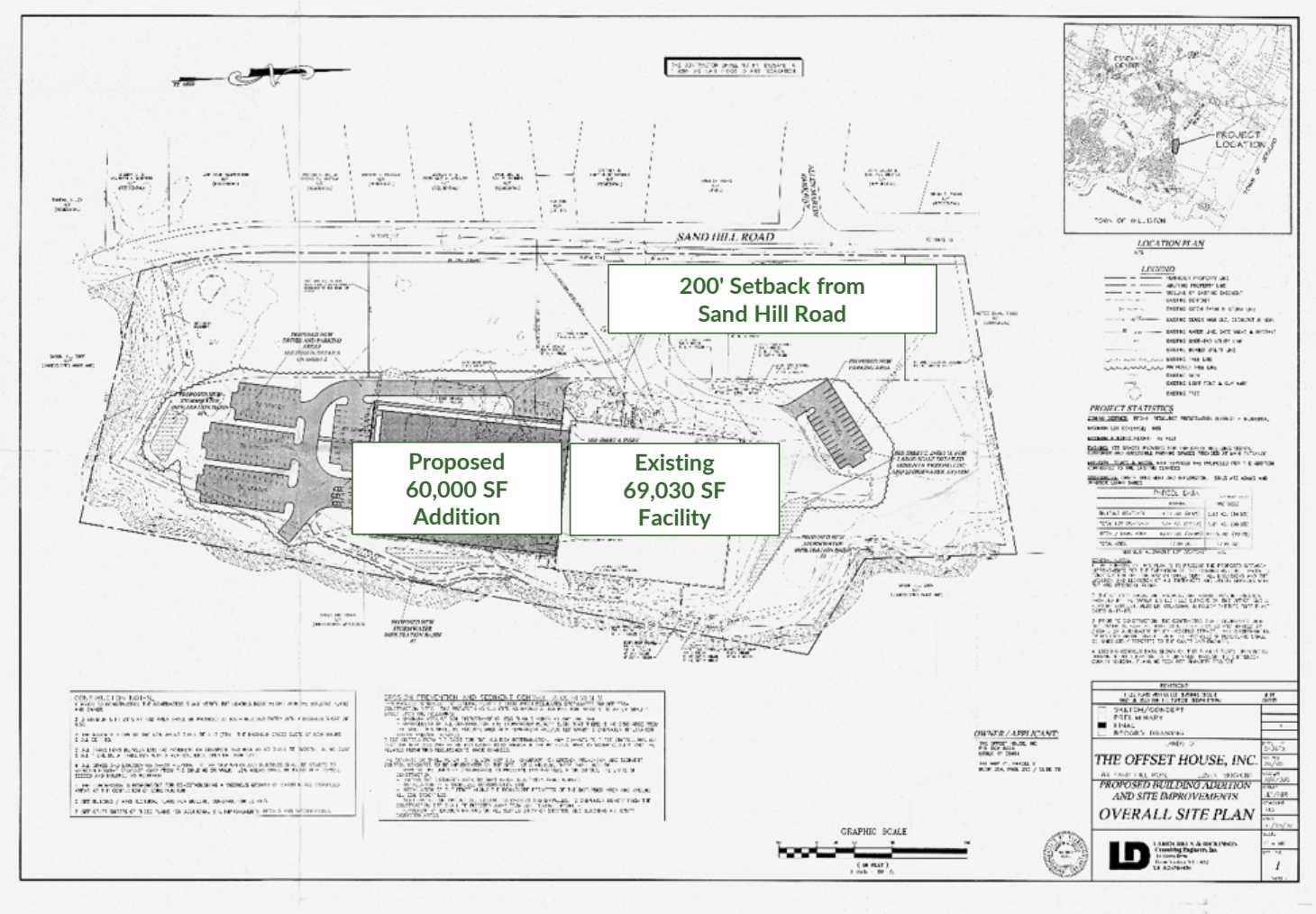
BUILDING PLANS



Building layout supplied with the offering materials. Not to scale.

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SITE PLAN & HISTORICAL EXPANSION



Historical 60,000 SF expansion concept

The supplied brochure states that a 60,000 SF addition was permitted in 2007. That permit has expired.

The historical plan labels the existing facility as 69,030 SF. The offering materials report 69,064 SF. The setback annotation also comes from this historical plan.

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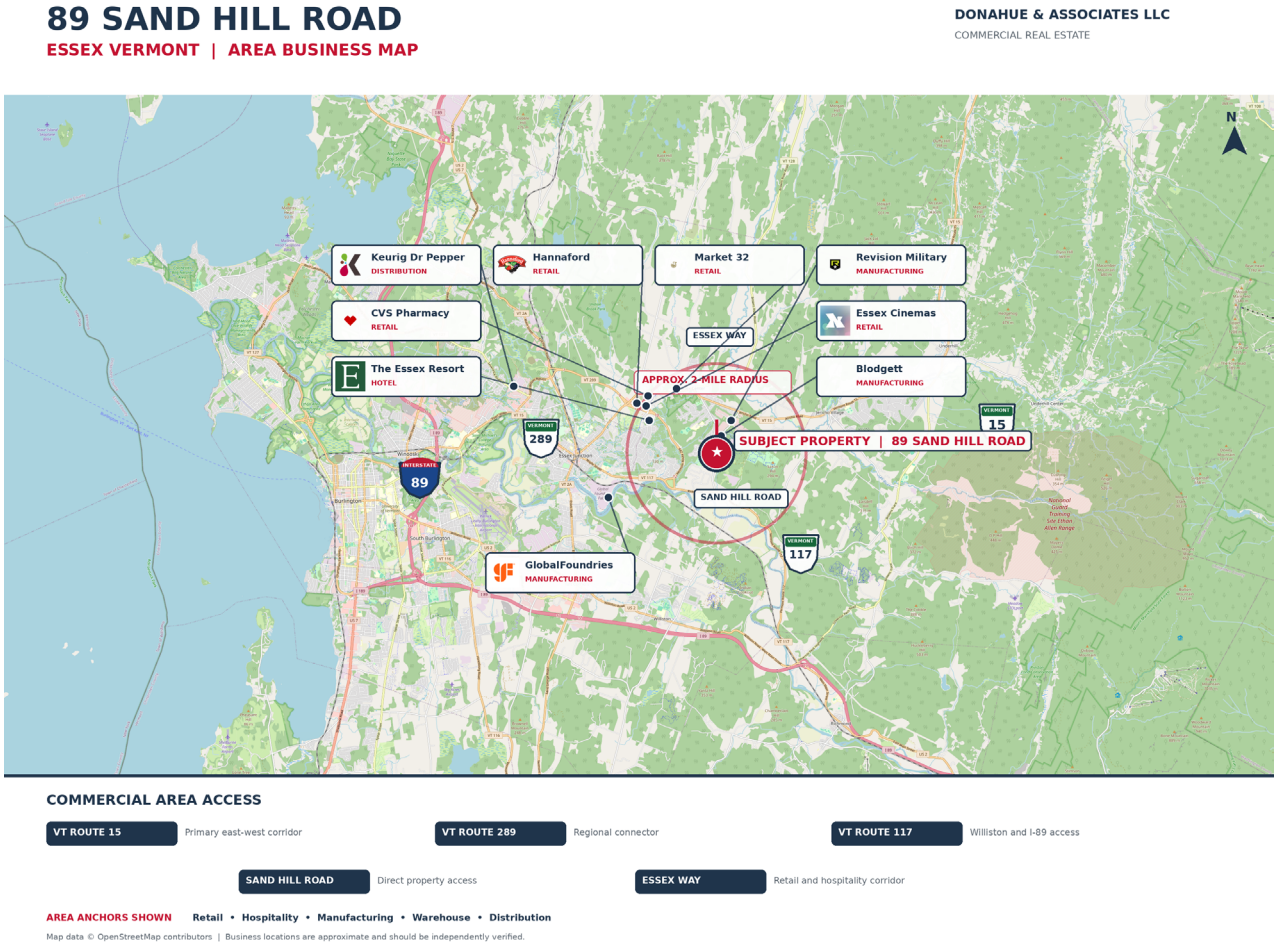
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LOCATION & AREA AMENITIES



Saxon Hill hiking and biking







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OFFERING INFORMATION & DISCLAIMER





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Schedule a property tour

802-862-6880

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OFFERING DISCLAIMER

THE OFFSET HOUSE INC LLC (the "Owner") has retained Donahue & Associates, LLC as real estate advisors (“Broker”) in connection with the sale of 89 Sand Hill Road in Essex, 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.

CONSUMER DISCLOSURE

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

Printed Name of Consumer

Signature of Consumer Date

[☐] Declined to sign

Printed Name of Consumer

Signature of Consumer Date

[☐] Declined to sign

This form has been presented to you by:

Donahue & Associates
Printed Name of Real Estate Brokerage Firm

Stephen Donahue
Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date

9/24/2015

The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.

Steve Donahue **Meg McGovern**