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SOUNI Contact:

Brad Worthen or Bill Kiendl



Catamount Industrial Park

115 Catamount Drive, Milton

Location: Exit 17 off I-89 Available: Immediately.

Size 28,000 sf Parking: 50+- expandable

Land 6.6 acres **For Sale** \$2,495,000

Zoning Industrial For Lease \$8.00 nnn

Comments:

- Flex building with Class A offices, labs and production/warehouse space
- Two loading docks and one drive in door
- Recent \$2.5 million +/- renovation
- Municipal Water and Sewer
- VT Gas, Green Mountain Power, FairPoint Fiber



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Information contained herein is believed to be accurate, but is not warranted.

This is not a legally binding offer to sell or lease.



















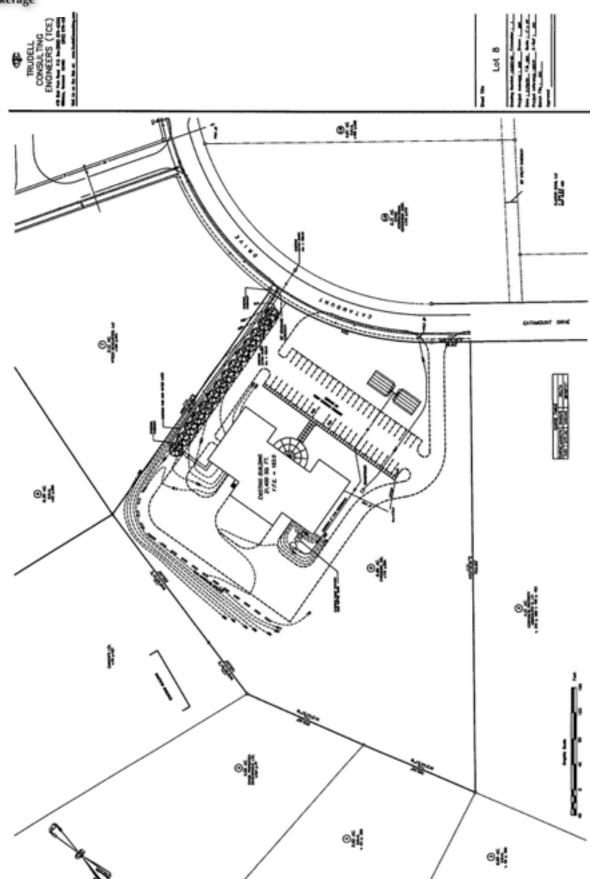








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CATAMOUNT INDUSTRIAL PARK

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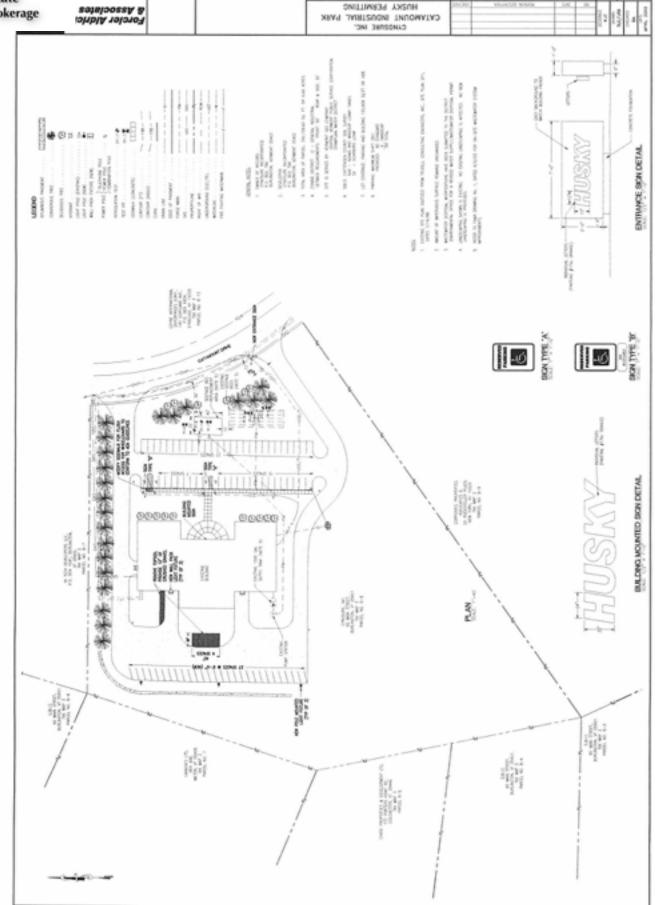
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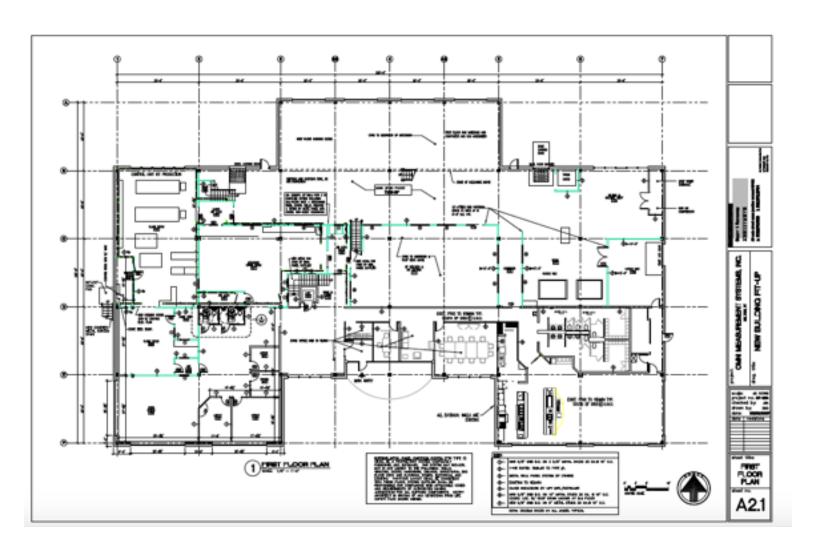
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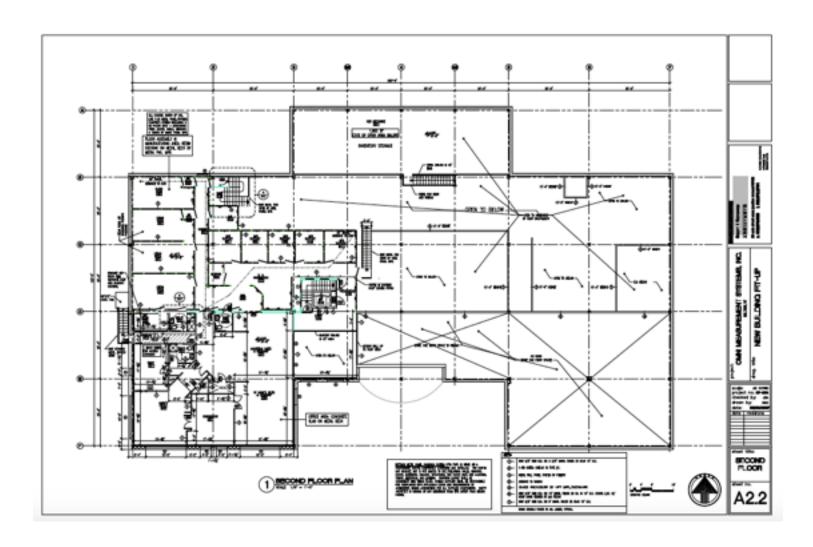
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Possible Expansion Areas





Vermont Real Estate Commission Mandatory Consumer Disclosure



(This is not a Contract)

This mandatory disclosure shall be given to the consumer at the first reasonable opportunity, and must be given to the consumer <u>before</u> discussion of confidential information; entering into a service agreement; or showing a property.

Right Now You Are A Customer

As a customer, the real estate agent with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

Vermont law requires all agents to perform basic duties when dealing with a buyer or seller. You can expect the agent with whom you deal to provide the following services whether you are a Customer or a Client:

- To disclose all material facts pertaining to the property known to the agent.
- To treat both the buyer and seller honestly and not knowingly give false or misleading information.
- To account for all money and property received from or on behalf of the buyer or seller.
- To comply with all state and federal laws related to the practice of real estate.

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	

You May Become A Client

Whether you are selling or buying, clients receive more services than customers. You become a client by entering into a written contract with a real estate brokerage firm. All agents in the firm work for you.

In addition to the services noted in the left hand column, as a client you can expect the following services:

- Confidentiality, including bargaining information
- Promotion of your best interest within the limits of the law
- Advice and counsel
- Assistance in negotiations

Important Information

- 1. You are not required to hire a brokerage firm for the purchase or sale of Vermont real estate. You may represent yourself.
- 2. Before you hire a brokerage firm, ask for an explanation of the firm's conflict of interest policies.

This form has been presented to you by:
Printed Name of Real Estate Brokerage Firm
Printed Name of Agent Signing Below

Date

Agent of the Firm Signature

Approved by the Commission: 05272010