

FOR LEASE \$6/SF NNN

- Former Energizer Manufacturing facility
- 196,000 square feet on 65 acres
- Located less than **1 mile** from Interstate 89 in St. Albans, Vermont
- 70 Miles from Montreal
- State of the art plant in a bucolic setting
- Meticulously maintained
- Municipal water and sewer available
- Fully sprinklered
- Borders recreation trail
- Served by Natural Gas

UNIQUE OPPORTUNITY IN ST. ALBANS, VT



St. Albans, Vermont

- Home to Mylan Technologies, Ben & Jerry's and other manufacturers
- Easily accessible to New York, Montreal and Burlington
- Headquarters of AN Deringer, the largest customs broker in the US
- Highly skilled workforce
- Home to Award winning Northwest Medical Center
- Close proximity to Lake Champlain and world class skiing



802.863.8210

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St. Albans, Vermont Facility

75 Swanton Road	
Key Contact: Yves Bradley	
75 Swanton Road - St. Albans, Vermont 05457; within the town limits of the town of St. Albans, Vermont	
196,000 Square Foot Facility -	
Existing Building Details	
Size (Sq. Ft) – 196,000±	-Production- 146,714 -Warehouse- 37,837 - Office – 11,449
Facility Dimensions	-Main Production Areas - 160' x 469' ; 175' x 265' -Warehouse Area- 262' x 122'
Cost per Sq. Ft	
Year Built	-Originally constructed in 1947 with major expansions in the 1970's. -Construction Type Primary Building: Steel/Concrete Warehouse: Steel/Concrete -Exterior walls: Primarily masonry, mostly brick with some concrete block. -Miscellaneous additions have metal siding.
Previous Use	Manufacturing
Condition of Building	Class A Industrial Space
Floor Area Ratio (FAR)	.07
Ceiling Height Peak (feet)	Offices (11,449 sq ft)- 10' clear; Production areas: Building 2 (81,000 sq ft) - 12' clear, 18' to deck Building 12 ((4000 sq ft) - 18' eave height Building 13 and 14 (7300 sq ft) - 16' clear, 18' to deck Building 16 and 17 – (46,400 sq ft) 19' clear, 21' to deck Warehouse Building 11 (32,000 sq ft) - 16' clear, 18' to deck
Floor Thickness and Condition	6" reinforced concrete (minimum, most areas) Majority of production floors - epoxy coated
Column Spacing	Production building 2 - 20' (E to W), 50' (N to S) Production building 16 and 17 - 40' (N to S) x 25' (E to W) Warehouse Building 11 - 40' (N to S) x 30' (E to W)
Truck Doors and Docks	(6) Elevated dock doors with levelers, seals, and bumpers. (3) Ground Level Dock Doors Potential to add in 4-5 doors (bricked in)
Suitability of building for manufacturing	Current Use- Manufacturing
Current Zoning	Industrial District with conditional uses

Climate Control	
Air Conditioning (Y/N, Type, Capacity)	Office area including cafeteria : Y Trane combination heating and cooling units (Installed 2011) (1) 181,000 BTU (15 ton) (1) 241,000 BTU (20 ton) (1) 180,000 BTU (15 ton) Production area buildings 16 and 17 : Y (2) 750 TON TRANE 900,000 BTU EA. Production area building 2, 12, 13 and 14 : N Warehouse building 12 : N
Heat (Y/N, Type, BTU)	Production area: Y (1) 350 HP fire tube Johnson Boiler Co. boiler (installed in 2012) (1) 200 Hp fire tube Superior boiler Main office area and cafeteria: Y (2) Well-McLain Gas fired water boilers, 299,000 BTU ea. (installed in 2011) Trane combination heating cooling units (Installed in 2011) (1) 284,000BTU (1) 324,000 BTU (1) 320,000 BTU
Fire Suppression (Y/N, Type)	Y- Wet fire suppression throughout the facility. 150,000 gallon water storage tank. FM Global approved
Waste Water Treatment	municipal system
Air Compression and Pneumatic Infrastructure	(1) 200 HP screw type Ingersoll Rand air compressor (1) 100 HP Joy Compressor (1) 10 HP American Inc air compressor
Surrounding Uses	Light industrial and retail
Opportunity for Expansion (Y/N)	Yes
Site Details	
Size (Developable Acres)	65 acres ± inclusive of buildings
Zoning Requirements	
Uses Permitted	Heavy and light manufacturing
Set Backs	75 feet
Frontage Requirements	200 Feet
Control of Nuisances (Smoke, Dust, Noise, Smells, etc.)	Local Development Review Board review required
Infrastructure	
Does the Site Have Truck Access? (Y/N)	Y
Is Site Rail Served or Adjacent to Rail Line? (Y/N)	N
If Yes, What Company Operates the Rail?	N/A
Is the following Site Storage Available:	
Trailer (Y/N)	Y
Outdoor (Y/N)	Y
Distance to:	
Nearest Commercial Airport (Name, Miles)	Burlington International - 32 miles
Nearest Inland Port (Name, Miles)	Port of Montreal - approximately 70 miles
Nearest Ocean Port (Name, Miles)	Port of Boston - approximately 350 miles

Nearest Rail Spur (Name, Miles)	two miles
Nearest State Highway (Highway Name, Miles)	located on Route 7, a major north south artery in Vermont
Nearest Interstate Exchange (Interstate, Miles)	Interstate 89 - 1 mile to access
Utilities	
Electric	Supplied by Green Mountain Power (2) ea, 3750 KVA Dry Type Transformers with 34,500 volt primaries and 480/277 volt secondary's. Each transformer has an associated switchgear with a 4000 amp main breaker. 480V bus duct throughout mfg area Rate dependent on use
Gas	Y - Vermont Gas Systems - 4" main, 3" steel line to facility, min. of 30 psi with a max of 90 psi available.
Incentives Relevant to Utility Consumption (Rate Discounts, Hedging, etc.) (Please List Name/Type Only Here, Include Incentives Details in Attachment)	<u>Electric:</u> Economic Development Incentive Rate from Utility Provider in addition to industrial tariff <u>Gas:</u> Large user rate for Vermont Gas
Sewer	Y- City of St. Albans
Water	Y- City of St. Albans
Data/Voice/Fiber	Copper to facility, Fiber throughout building
Storm Water	Y- on-site
Environmental/Ecological Factors	
Located in 100 Year Floodplain (Y/N)	N
MSA or County Susceptible to Hurricanes (Y/N, if Yes, when was last occurrence)	N
MSA or County Susceptible to Tornados (Y/N, if Yes, when was last occurrence)	N
MSA or County Susceptible to Earthquakes (Y/N, if Yes, when was last occurrence)	N
Expected adverse environmental impact from warehousing facility (Explain)	None
Average Temperature Range (Fahrenheit)	Four season climate, avg. winter temp 22, avg. summer temp. 75
Number of Presidential Emergency Declarations in the last 10 years	none
Business Climate	
Corporate Income Tax	Range: 6% - 8.5%
State Sales Tax	6.000%
Local Sales Tax	N/A
Property Tax	\$1.7524/per \$100 of appraised value
Personal Property Tax (MSA or County Rate Est.)	.3461 cents/per \$100 of appraised value
Inventory Tax	NA
Utility Costs Rate (State)	No sales tax on electrical usage for manufacturing
Right to Work State (Y/N)	N
Incentives relevant to business development	Cash Incentives for Companies adding jobs in VT Workforce Training Assistance (\$) Low Interest Financing Other Incentives Available
Demographics/Workforce	
Population (MSA or County)	Franklin County population: 48,000
Average Annual Income (Franklin County)	\$40,000 Across all sectors
Average Annual Manufacturing Worker Wage (NAICS Codes 31-33 Manufacturing)	\$53,000 for Franklin County

Unemployment Rate	4.50%
Cost of Living Index	116.7
Labor Shed area (30-40 miles) population	90,000
% of Manufacturing Workers Unionized	5%
Training Programs Available	Multiple Local Training courses developed according to need and there is State funding to help offset training costs
# of Technical/Community Colleges in Area	Locally one Community College, one Workforce Training Center and Vermont Technical College 30 miles away
Specialty	
Dry Room Space	Approximately 16,497 sq. ft. of dry room space. Designed to perform at room humidity specifications of -60 DP° F/Supply air.
Plastic storage silos	(5) Conair plastic storage silos 12' dia. X 24' high, epoxy coated, welded steel construction. Approx. capacity 80,000 lbs (1,640 cu. ft.) each, acquired in 1969. (1) 12' x approx. 57' high, welded carbon steel construction. 190,000 lb. capacity (1) 12' dia. X 48' high, constructed of aluminum, 160,000 lb. capacity, weight 8960 lb.
Parking	152,400 sq. ft paved parking lot, marked and lighted, 218 parking spaces
Other	Borders recreation trail to the east

FOR MORE INFORMATION CONTACT:

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