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81 Freight Yard Way

Northfield, Vermont

For Sale



69 College Street, Burlington, VT | 802.863.8210
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This amazing building was constructed in the mid-19th century for the purpose of servicing steam locomotives. The property has been completely restored and currently features radiant floor heat, all new windows, new roof and a repointed exterior.

Interior layout consists of office space on 2 levels, warehouse space and a mezzanine overlooking the warehouse. The layout provides a mix of private offices, kitchenette and conference room, receiving area and large warehouse. High ceilings, abundant natural light and energy efficiency make this building as unique on the inside as it is on the exterior.

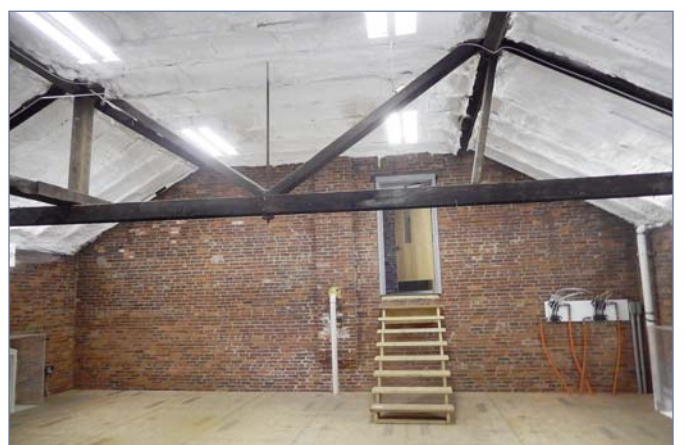
Convenient location in The Northfield Industrial Park.

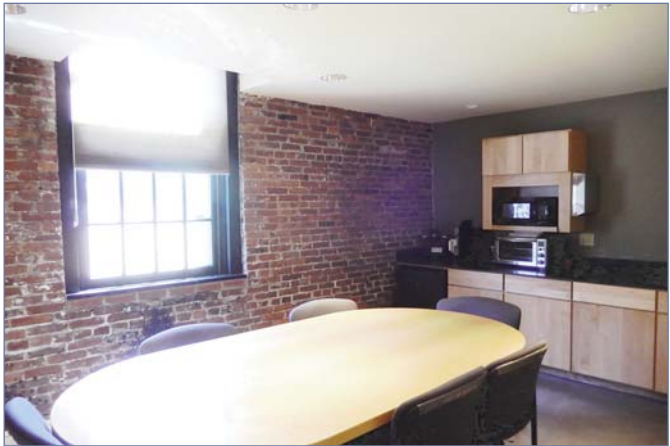
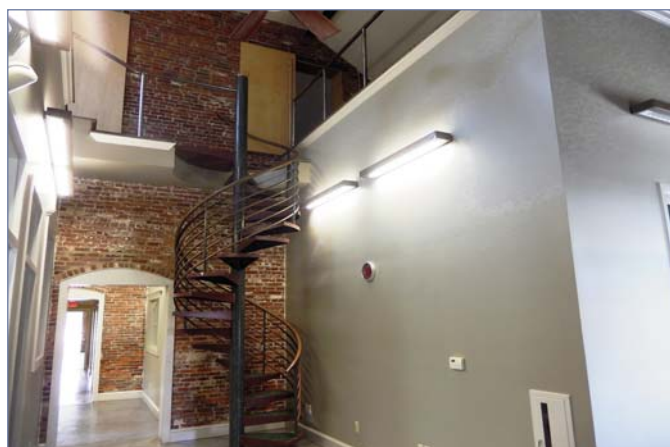
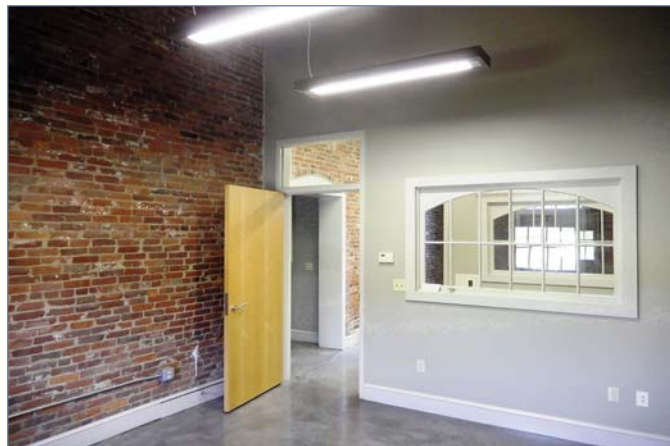
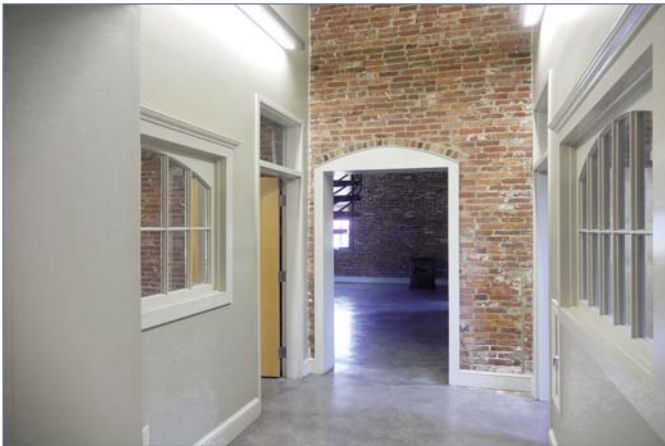
The building provides many possibilities.

Adjacent additional land parcels available should they be required.

Building & land size: 5,800 +/- SF on 1.95 +/- acres

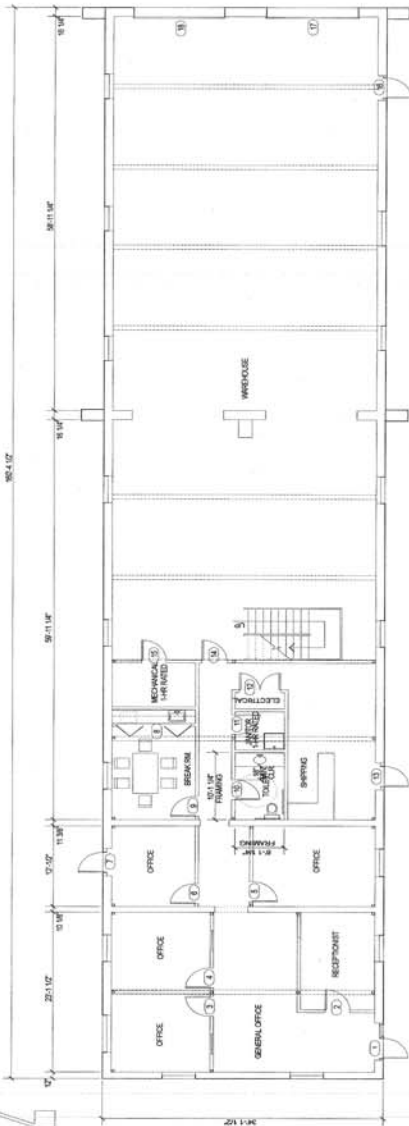
Asking price: \$750,000



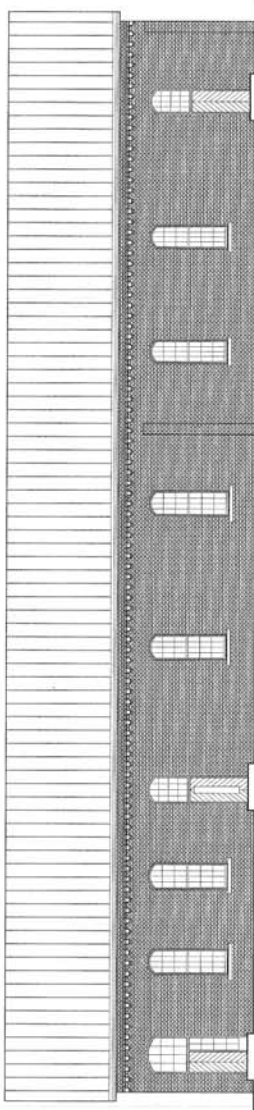


FINISHES

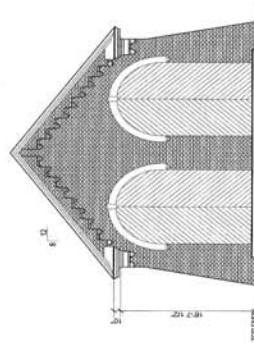
1. ALL FLOOR SURFACES CONCRETE
 2. ALL INTERIORS - SF OR T.D. UNPAINTED
 3. CEILING - ALL FIRST LEVEL AREAS SF OR UNPAINTED
- NOTE: MEZZ. ENGINE HOUSE EXPOSED BRICK



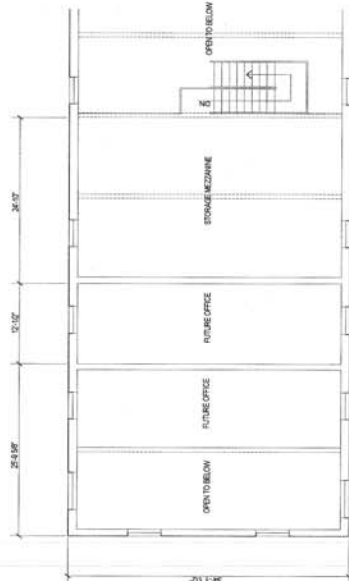
FLOOR PLAN
SCALE 1/8"=1'-0"
5473 SF



WEST ELEVATION
SCALE 1/8"=1'-0"



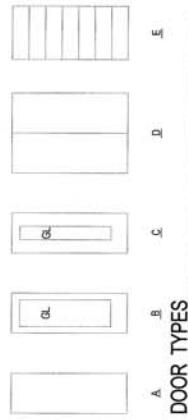
SOUTH ELEVATION
SCALE 1/8"=1'-0"



MEZZANINE PLAN
SCALE 1/8"=1'-0"

DOOR SCHEDULE

NUMBER	SIZE	TYPE	FRAME	TYPE	THRESHOLD	CLOSURE	W/STRIP	REMARKS
01	3'-0" X 7'-0"	A-SC	WD	MD	YES	YES	YES	LOCK PUSH/PULL
02	3'-0" X 7'-0"	A-SC	WD	HM	NO	YES	NO	LOCK
03	3'-0" X 7'-0"	A-SC	WD	HM	NO	NO	NO	LOCK
04	3'-0" X 7'-0"	A-SC	WD	HM	NO	NO	NO	LOCK
05	3'-0" X 7'-0"	A-SC	WD	HM	NO	NO	NO	LOCK
06	3'-0" X 7'-0"	A-SC	WD	HM	NO	NO	NO	LOCK
07	3'-0" X 7'-0"	A-SC	WD	MD	YES	NO	YES	LOCK
08	2'-4" X 4'-6"	D-SC	WD	HM	NO	NO	NO	LOCK
09	3'-0" X 7'-0"	A-SC	WD	HM	NO	NO	NO	LOCK
10	3'-0" X 7'-0"	A-SC	WD	HM	NO	NO	NO	LOCK
11	3'-0" X 7'-0"	A-SC	WD	HM	NO	NO	NO	LOCK
12	2'-6" X 2'-6"	D-SC	WD	HM	NO	NO	NO	PASSAGE
13	3'-0" X 7'-0"	C-SC	WD	MD	YES	YES	NO	LOCK PUSH/PULL
14	3'-0" X 7'-0"	A-SC	WD	HM	NO	NO	NO	LOCK
15	3'-0" X 7'-0"	A-SC	WD	MD	YES	NO	NO	PASSAGE, RT LABEL
16	3'-0" X 7'-0"	A-SC	WD	MD	YES	YES	NO	LOCK PUSH/PULL
17	11'-3" X 16'-6"	E-METAL	WD	MD	NO	NO	YES	ELECTRIC OPERATOR WOOD CLAD
18	11'-3" X 16'-6"	E-METAL	WD	MD	NO	NO	YES	ELECTRIC OPERATOR WOOD CLAD



ENGINE HOUSE PROJECT

NORTHFIELD VERMONT

SOLE 1/8"=1'-0" FLOOR PLAN

DATE 07/08

REVISION

A1

REV 07/08 08/08 07/08/08