

**HART INDUSTRIAL GROUP -- Available Industrial Space -- VT000176**



**Address:** 90 Technology Dr.  
Windham County  
Brattleboro VT 05304

**Location:** Southeast corner of state within miles to NH and MA borders.

**Avail. Size:** **69,390 SF**

**Bldg. Size:** **165,611 SF**

**Lot Size:** 53.07 Acres

**Property Description**

<p><b>Year Built:</b> 1999 / 2001</p> <p><b>Office:</b> 1,000 SF</p> <p><b>Office Description:</b> Shipper's office, break area, and rest rooms</p> <p><b>Quality:</b> Excellent</p> <p><b>Dimensions:</b> 360x362.7</p> <p><b>Ceilings:</b> Metal - Steel Truss</p> <p><b>Ceiling Heights:</b> 40' (Min) - 40' (Max)</p> <p><b>Ceiling Comments:</b> Mezzanine area is 16' clear under beam, balance of building is 40' clear under beam.</p> <p><b>Column Spacing:</b> 36' x 40'</p> <p><b>Column Comments:</b> Steel square</p> <p><b>Roof:</b> Ballasted rubber membrane system featuring R38 insulation over air-conditioned areas and R20 insulation over non air-conditioned areas, all over steel deck.</p> <p><b>Floors:</b> 6" post-tension super flat reinforced concrete. Mezzanine floor is rated at 150 lbs. psf, live load.</p> <p><b>Walls:</b> Insulated sandwich metal panels</p> <p><b>Lighting:</b> 400 watt metal halide units.</p> <p>Exterior lighting is provided by pole and wall mounted (in loading area) LED units installed in 2016.</p> <p><b>Loading:</b> East Wall: 13 (9' x 10') insulated metal tailgate dock doors, all are equipped with load levelers, dock lights, and dock seals. The entire loading area is improved with a canopy overhang.</p>	<p><b>Rail:</b> Not Available</p> <p><b>Gas:</b> Propane</p> <p><b>Water:</b> City - Town of Brattleboro</p> <p><b>Sewer:</b> City - Town of Brattleboro</p> <p><b>Power:</b> Green Mountain Power - The available unit is separately metered with the following service:  1,600 Amps, 480/277 Volts, 3 Phase, 4 Wire main switchgear by Cutler Hammer</p> <p>One LP gas fired pad mounted generator is in place, adjacent to the south wall, and rated at 75 KW.</p> <p><b>Heat:</b> Gas - One LP gas fired Weil McLane boiler; LP gas fired ceiling suspended units in the warehouse; and LP gas fired radiant infrared Reznor units are situated in the loading areas.</p> <p><b>Air Conditioning:</b> Offices only..</p> <p><b>Sprinklers:</b> 100% coverage via combination of wet ESFR system (in the dry warehouse area) and dry system (in the cooler and freezer areas).</p> <p><b>Ventilation</b> Wall and roof mounted exhaust fans are in place in the dry warehouse area.</p> <p><b>Freezer Cooler:</b> Up to 51,840 sf can be refrigerated: Presently 10,080 sf is a freezer at - 8 degrees, and 10,080 sf is a freezer at -10 degrees - both areas were constructed with a 9" rigid insulation system under slab and a frost relief system. Previously 20,160 sf was used as a wet cooler at 34-45 degrees with floor drains in place, and 11,520 sf was a dock cooler (currently kept at ambient temp.).</p> <p><b>Miscellaneous:</b> This unit can be expanded by 90,000 SF.</p> <p><b>Parking:</b> 262 Cars; 40 Trucks - for the entire property.</p> <p><b>Last Use:</b> Food Distribution</p>
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## Listing Information

**Asking Price:**

**Possession:** July 1, 2017

**Price Per SF:**

**Pricing Comments:**

**Cap Rate:**

**Additional Costs:** 2017 Operating expenses are \$2.55 psf

**Asking Rent:** \$5.00 NNN