

INDUSTRIAL SALE/LEASEBACK 10 PRECISION DRIVE SPRINGFIELD, VT



Offering Summary

- Tenant: Lucas Industries
- Term 10 years
- Annual Rent: \$359,040
- Purchase Price: \$4,200,000
- Opportunity Zone

CALL FOR DETAILS



NAI J.L. Davis Realty

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact Information

Jeff Nick
NAI J.L. Davis Realty
Direct: (802) 876-6923
jeff@jeffnick.com
www.jldavisrealty.com



INDUSTRIAL SALE/LEASEBACK

10 PRECISION DRIVE, SPRINGFIELD, VT

Property Overview:

NAI/J.L. Davis Realty is please to offer 10 Precision Drive for sale, a 65,280 SF building on a 9.5 acre site. Lucas Industries, a precision aerospace engineering and tooling company, will lease-back for a period of 10 years.

Precision Industrial Park is well located in an Opportunity Zone and is accessible via I-91 and Hartness Field (VTF) State Airport nearby.



Property Details

General

Address	10 Precision Drive North Springfield, VT 05150
Location	Precision Industrial Park
Parking	100+ Spaces
Zoning	Industrial
Taxes	\$ 62,644.52
Sale Price	\$4,200,000
Leaseback Term	10 Years



Building Systems & Safety

Utilities	Municipal Water & Sewer
Electrical Service:	Green Mountain Power 3-phase, 400 amp
HVAC:	Offices
Heat:	Wood/Propane Boiler
Fire Protection:	Fully Sprinkled



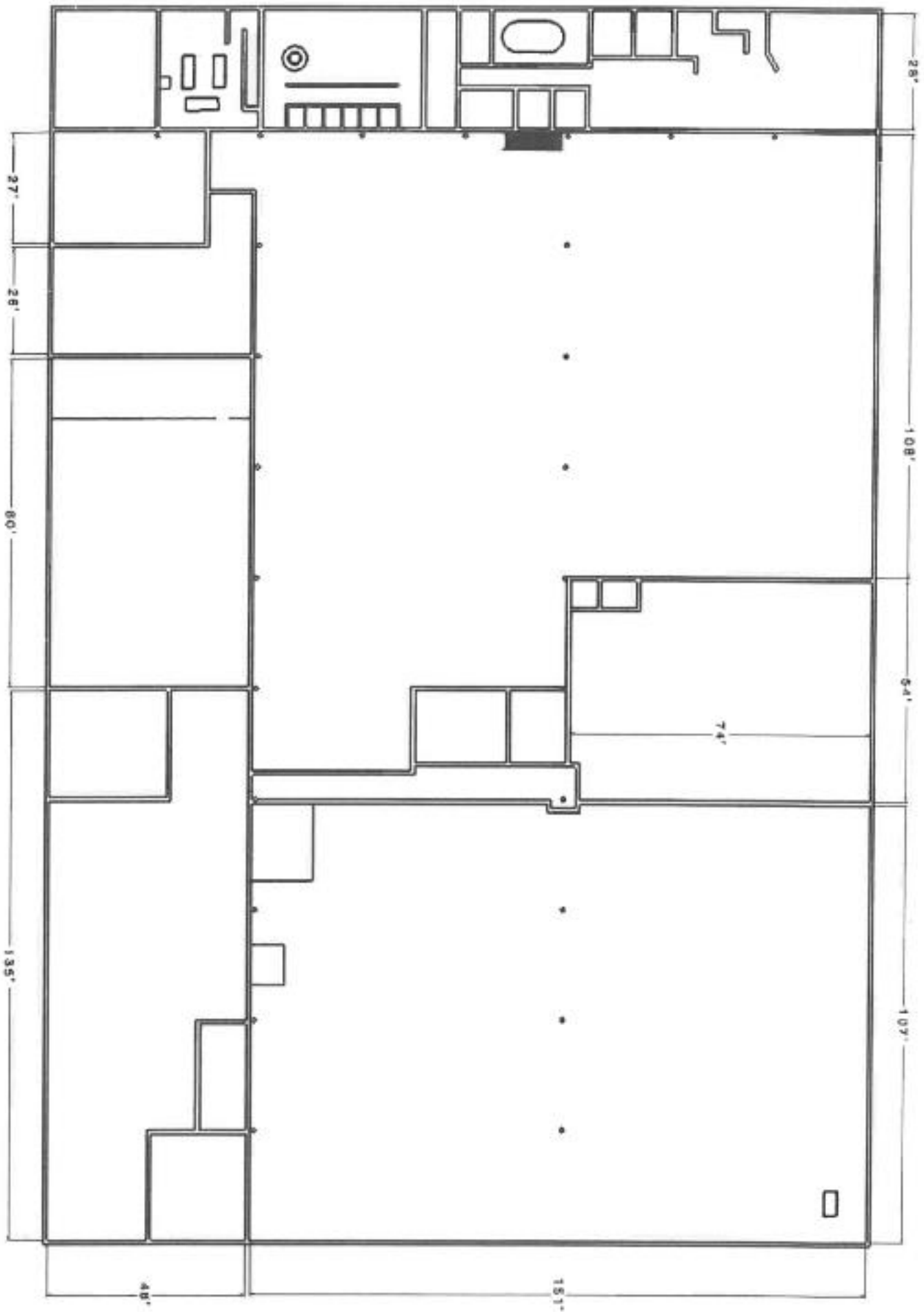
Construction

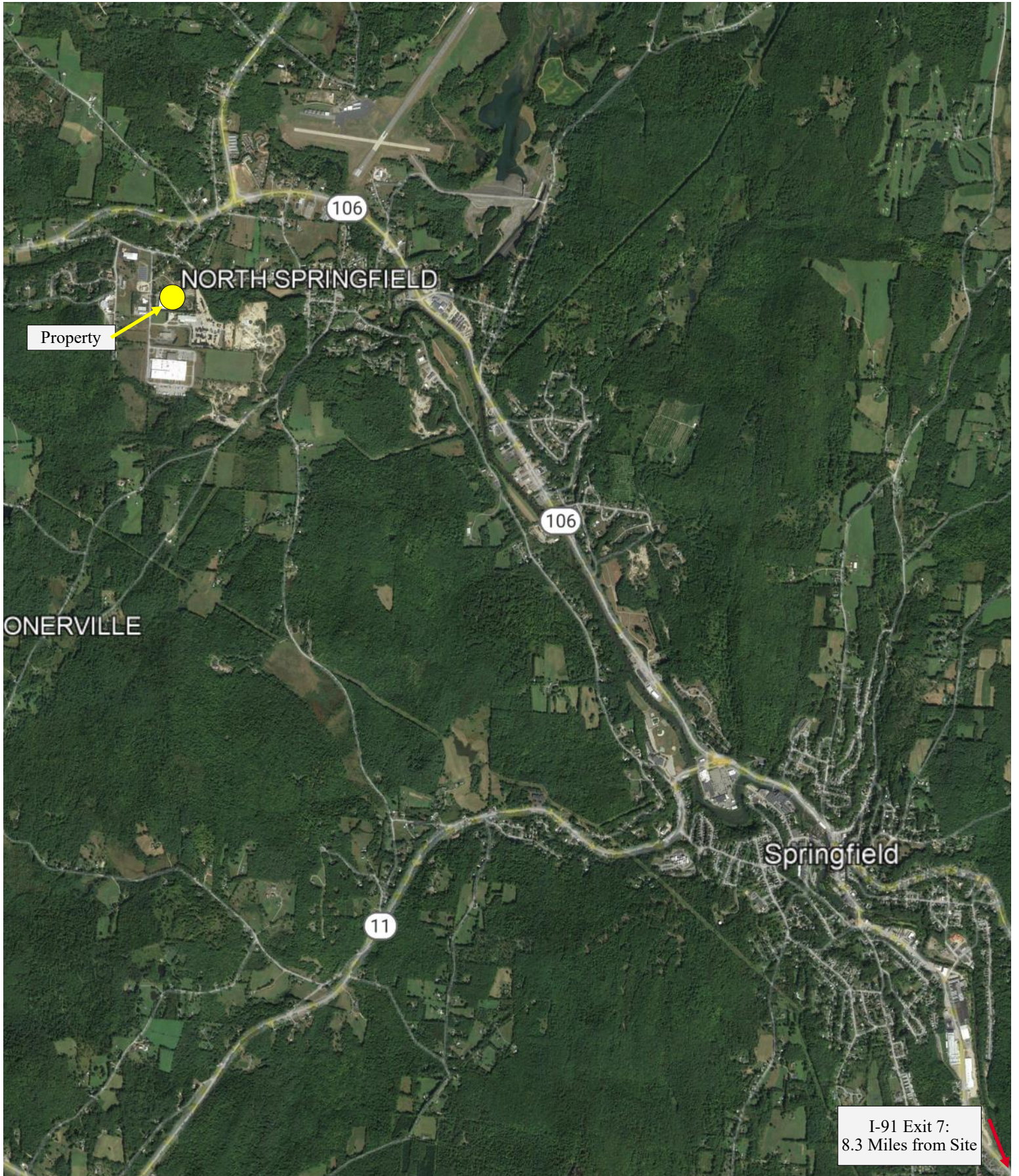
Building Size	65,820 SF
Office	5,700 SF
Production/Warehouse	59,580 SF
Land Area	9.5 Acres
Year Built	1996
Stories	One (Office—2 stories)
Structure	Steel Frame (Insulated)



Construction (Cont.)

Roof	Steel Sandwich Panel
Flooring	7" thick concrete throughout
Loading	(2) Docks w/ Levelers (12' x 10') (3) (#) Drive-In Doors (14'x14')
Power	3,000 Amps
Clear Height	13' - 23'
Column Spacing	





Property

NORTH SPRINGFIELD

106

106

WINOOSKI

11

Springfield

I-91 Exit 7:
8.3 Miles from Site



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

This form has been presented to you by:

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Printed Name of Agent Signing Below

[] *Declined to sign*

Printed Name of Consumer

Signature of Agent of the Brokerage Firm Date

Signature of Consumer

Date

[] *Declined to sign*