



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR SALE

94 South Oak Circle,
Colchester, VT

Industrial/Manufacturing/Warehouse
Building For Sale in Colchester
Price Reduction, now \$1,450,000!



CONTACT US

Donahue & Associates
(802) 862-6880
www.donahueassociatesvt.com



Steve Donahue
Steve@donahueassociatesvt.com



FOR SALE

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ABOUT THE PROPERTY

94 South Oak Circle is a 19,842 square foot is a heavily reinforced building that has been utilized for steel manufacturing and warehousing. Two levels of finished office area, with three clear span bays, drive through capabilities, multiple large drive in doors, that had been constructed in three phases over sixteen years.

Home to Reliance Steel since the original construction, the building benefits from ample electrical power, gas supply, and high ceiling height. A robust 6" reinforced slab accommodates heavy loads and the 2002 addition enjoys an in floor radiant heat system for a steady efficient heating source in this area. The building features metal panel exterior siding with ornamental scored block in the original structure and insulated sandwich panels in the more recent addition.

The building is well situated on a 1.17 acre corner lot within the Sunderland Hollow Industrial Park subdivision. Well designed reception and first floor offices with stairs up to additional 2nd floor offices with access to a mezzanine overlooking the shop area to a 2nd stairwell leading down to shop floor. Eleven large overhead doors, some as large as 16' allowing for easy access for large materials. Seventeen permitted parking spaces for employees and guests and multiple curb cuts on both Acorn and South Oak Circle for convenient access. The location is a highly desirable with easy access to interstate I-89 via Exit 16. Zoning provides flexibility for many commercial and industrial uses.

Established in 1979, Reliance Steel has been an AISC LEED steel fabricator and erector serving Vermont and New England for 41 years. As the original building owner Reliance is now selling this facility to be utilized by a new owner for their own manufacturing or warehouse operation.

BUILDING AT A GLANCE

- ◇ 19,842 SF Building with 2 level offices, mezzanines and 17,514 SF of high bay shop, manufacturing and warehouse space.
- ◇ 1.17 acres corner lot with 17 permitted surface parking spaces
- ◇ Originally constructed in 1986 with expansion in 1990 and 2002.
- ◇ 11 large drive-in doors providing multiple points of entry with ease for large materials and drive through capabilities.
- ◇ 29' clear span in shop and warehouse areas
- ◇ Within 1 mile to Exit 16, Interstate 89 and 4 miles to downtown Burlington
- ◇ Real Estate Taxes—\$21,922 (2020-2021)

- ◇ **Price Reduction—\$1,450,000**

Reliance Steel, Inc.
AISC Certified Steel Fabricator

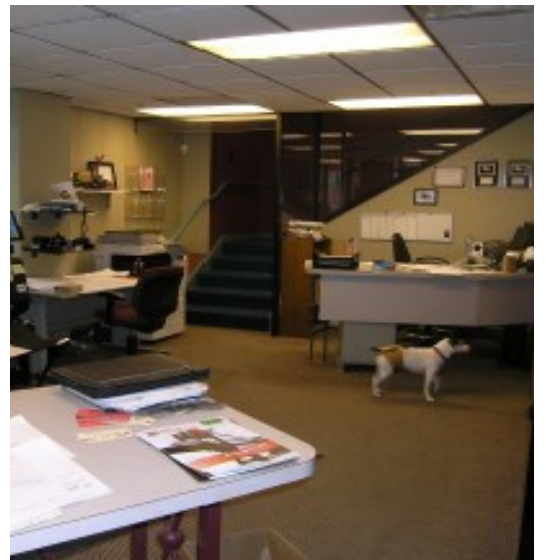


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PHOTOS





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PROPERTY DESCRIPTION

BUILDING SIZE	19,842 SF 1st level—18,414 SF 2nd level—1,428 SF
SITE SIZE	1.17 acres on a corner lot Frontage—Acorn 283 ' South Oak 195'
LOT	Lot 60 on Tax Map 3 Deed—Volume 772 Page 344
CONSTRUCTED	1986/1990/2002
ADDITIONS	1990 and 2002
STORIES	Two level office space, single story high bay in shop, manufacturing, and warehouse areas
CEILING HEIGHT	29' in shop and warehouse areas
CONSTRUCTION	Reinforced Steel Frame
FOUNDATION	Poured 6" reinforced concrete slab
EXTERIOR WALLS	Steel panel, scored clock ornamentation
INTERIOR WALLS	Drywall and cement block
WINDOWS	Fixed with reflective finish
RESTROOMS	2—3/4 in office' ; 1/2 bath in shops

INSULATION	Fiberglass and rigid insulation
ROOF	Rubber membrane, ballasted.
PARKING	17 permitted parking spaces
DRIVE-IN DOORS	11 overhead doors. Several 16' in height. 6 service entrances.
LIGHTING	Fluorescent lighting
ELECTRIC	3 Phase—Conduit wiring
GAS	Natural—Vermont Gas
HEATING & COOLING	Rooftop York HVAC for offices; gas fired suspended radiant heat in center shop areas, radiant floor heat 2002 shop addition
WATER	Municipal
SEWER/WASTE WATER	Private /WW-4--0252-2
FIRE PROTECTION	Fully sprinklered, wet system
SECURITY	Closed circuit system
STORMWATER PERMITS	Sunderland Hollow Industrial Park
ZONING	BD Business Zone

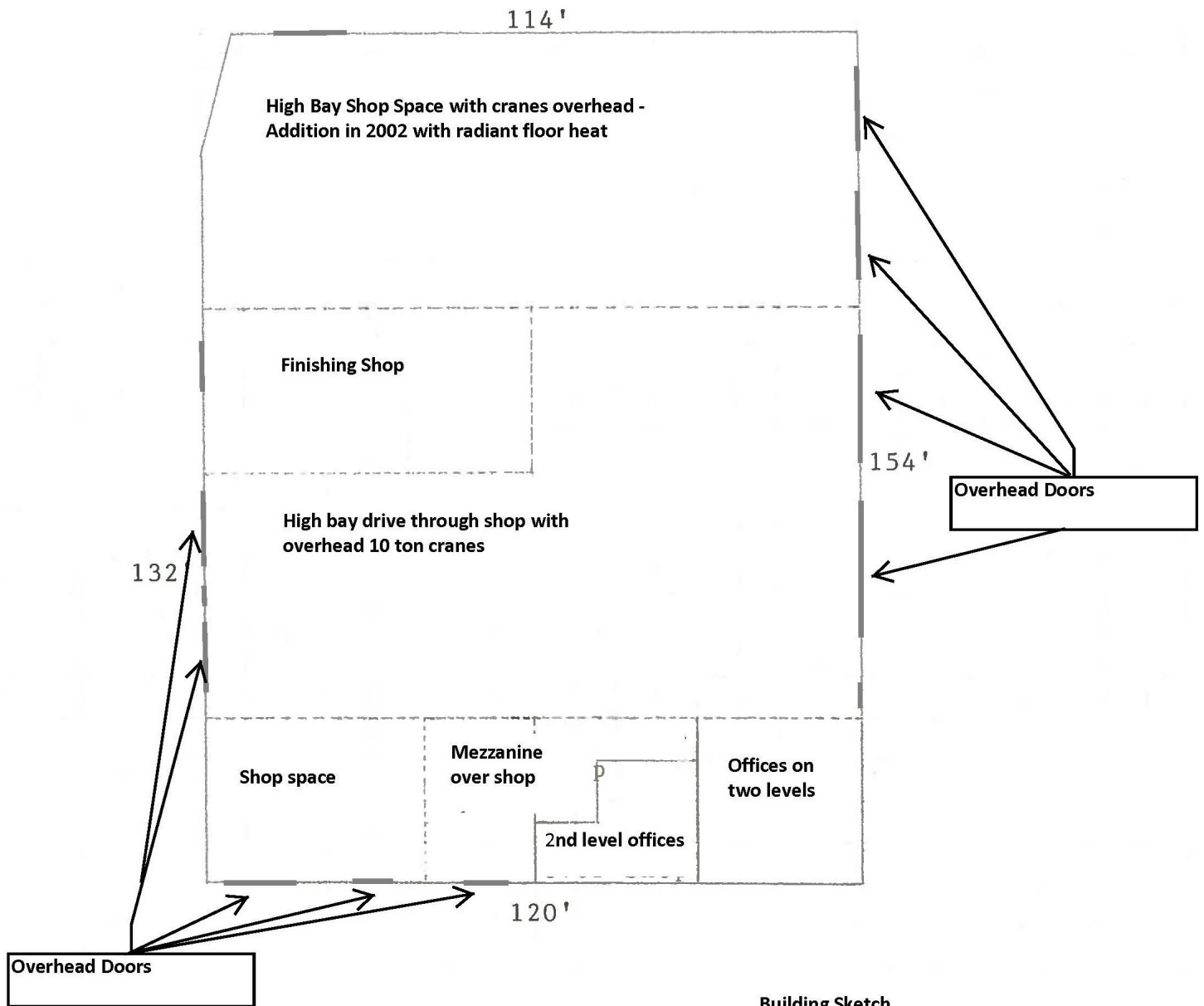


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94 South Oak Circle, Colchester, VT

BUILDING PLAN



Building Sketch

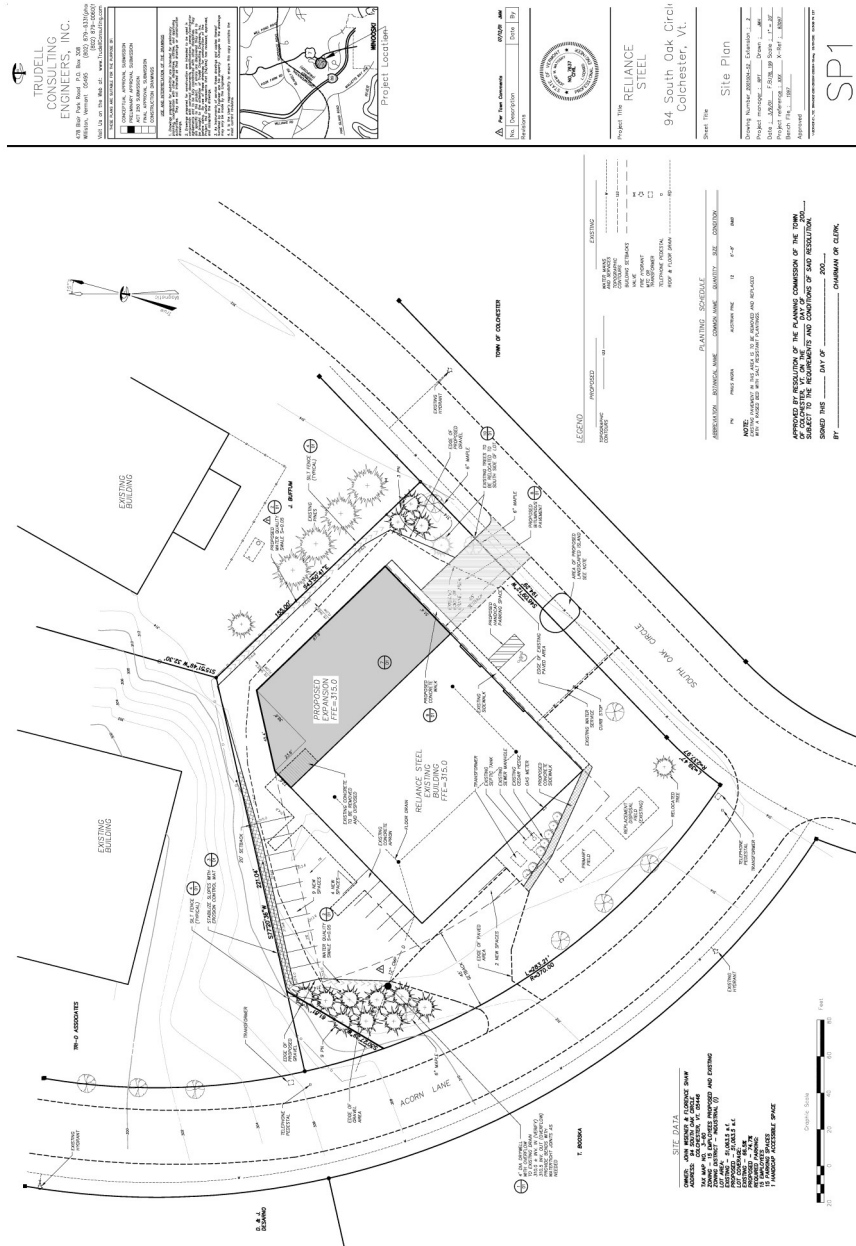


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94 South Oak Circle, Colchester, VT

SITE PLAN



SP1



FOR SALE

94 South Oak Circle, Colchester, VT

MAP





FOR SALE

94 South Oak Circle, Colchester, VT



DISCLAIMER

TAGDAG LLC, (the "Owner") has retained Donahue & Associates, LLC as real estate advisors ("Broker") in connection with the sale of 94 South Oak Circle in Colchester, Vermont (the "Property"). The information contained in this Offering Memorandum was compiled from sources deemed to be reliable; however, neither the information nor the reliability of such sources can be guaranteed by the Broker or any of its agents, employees, subsidiaries or affiliates (collectively, for the purposes hereof the "Affiliates") or by the Owner. Many assumptions, projections and estimates contained herein are variable by nature and are subject to changing economic conditions. Neither Owner nor Broker, nor any Affiliates, have made, and by this submission they do not make, any promise, representation, warranty or other assurance of any kind or nature regarding or in any way pertaining to the Property.

Owner and Broker make NO representations or warranties as to the accuracy and completeness of the information provided herein. Each prospective purchaser shall rely solely upon its own investigation and evaluation of the Property as to the advisability of completing the transaction. All Offers to Purchase the Property shall be made on an "as is" basis.

This submission, which is subject to change or withdrawal at any time without notice, does not constitute an offer or an option for the Property. Owner further reserves the right, in its sole discretion, to reject any or all proposals or other expressions of interest regarding the Property, and to terminate discussions and/or negotiations with any party at any time, with or without notice.

Seller is under no obligation to sell the Property and may remove the Property from the market at any time.

FOR SALE

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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

Signature of Consumer Date

Declined to sign

Printed Name of Consumer

Signature of Consumer Date

Declined to sign

Printed Name of Real Estate Brokerage Firm

Printed Name of Agent Signing Below

Signature of Agent of the Brokerage Firm Date

9/24/2015