

FOR SALE

LARGE BENNINGTON INDUSTRIAL BUILDING

401 Gage Street, Bennington, VT



V/T Commercial is happy to share this exclusive listing of the former Energizer Plant in Bennington. This nicely maintained facility is just under 300,000 SF and located in the heart of downtown Bennington.

SIZE:

298,887 SF on 9.32 acres

PERMITTED USE:

Industrial

PRICE:

\$4,125,000

AVAILABLE:

July 1, 2021

PARKING:

150,000 SF of Asphalt

LOCATION:

401 Gage Street, Bennington, VT

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

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208 FLYNN AVENUE, STUDIO 2i

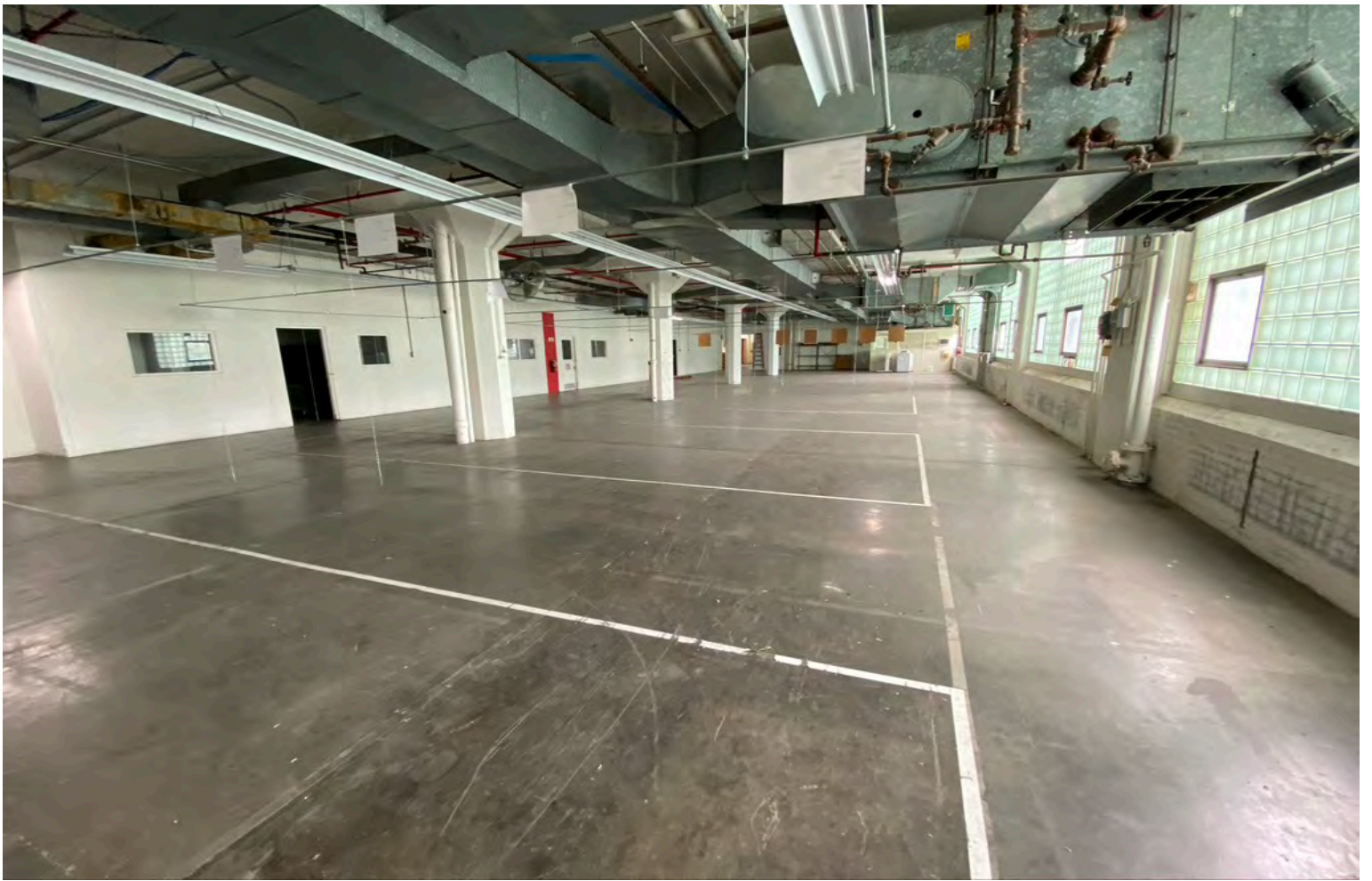
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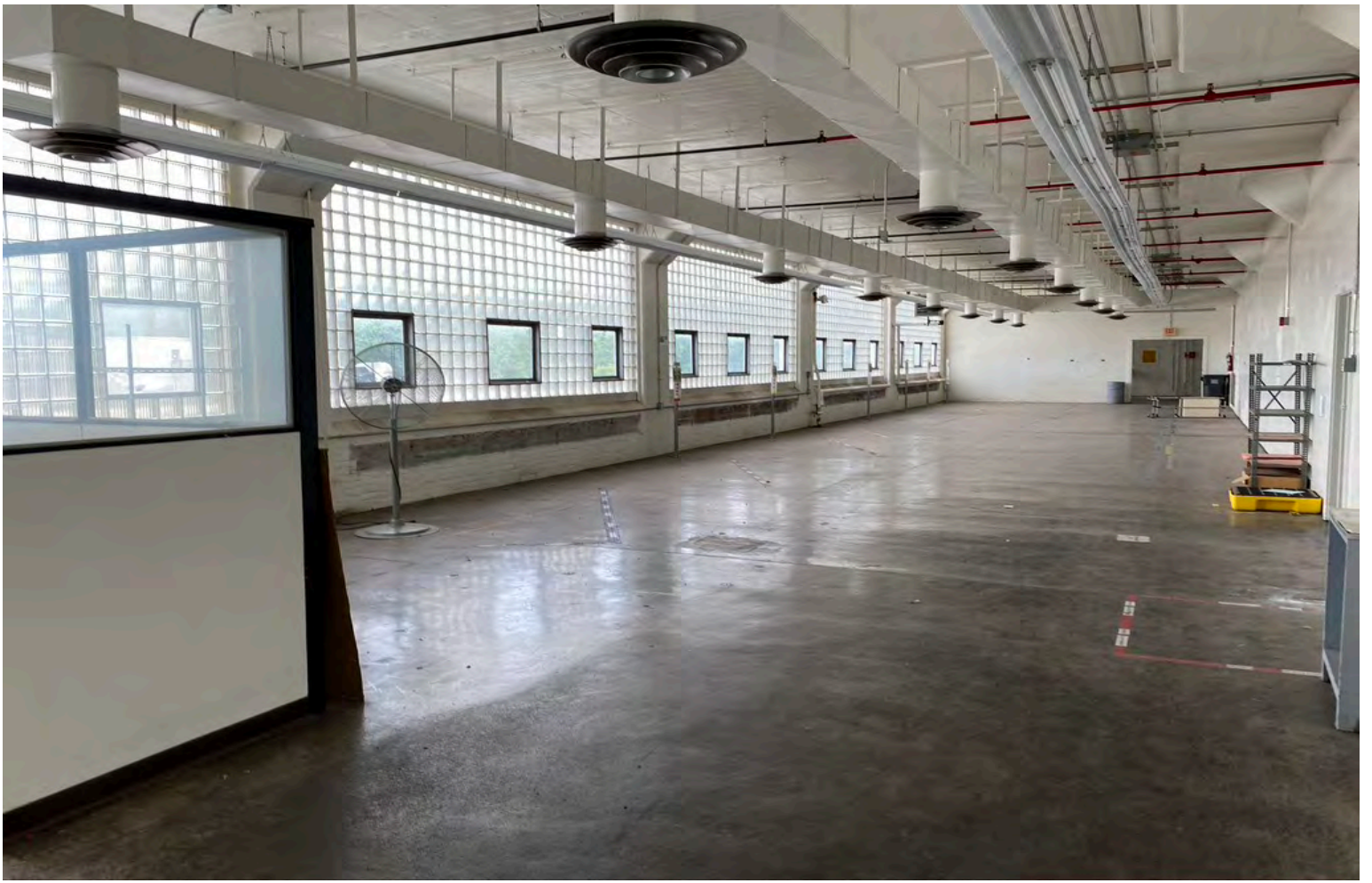
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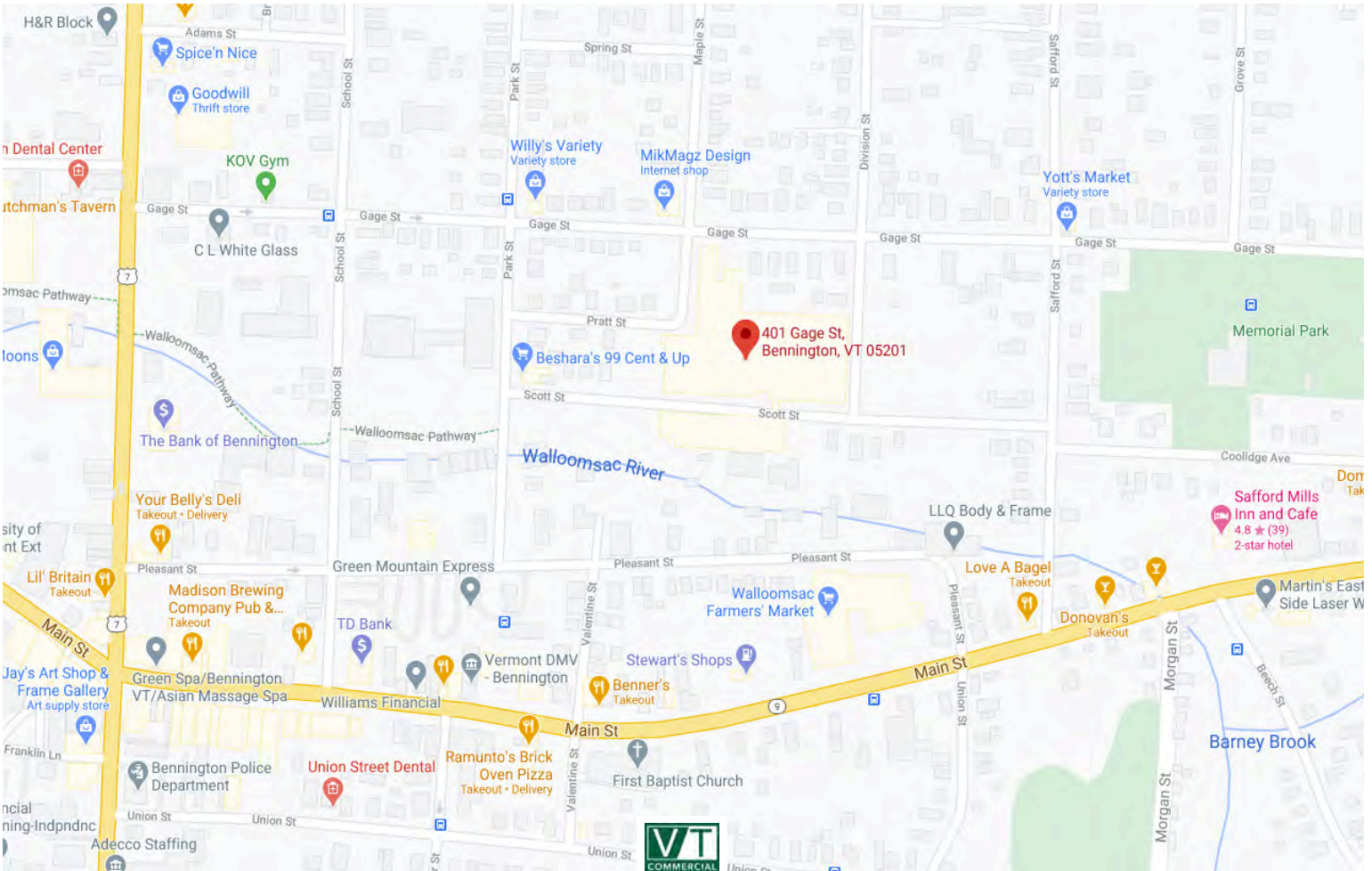












FOR SALE

- Former Energizer Manufacturing facility
- 308,173+/- square feet on 9.32 acres
- Located less than 1 mile from US Route 7 and US Route 9 in Bennington, Vermont
- State of the art plant in a beautiful downtown village setting
- Meticulously maintained
- Municipal water and sewer available
- Fully sprinklered
- Borders river, Bennington Area Trail System (BATS)
- Served by Compressed Natural Gas

Bennington, Vermont

- Home to Kaman Composites, T&M Manufacturing, Sealand Power Industries, Abacus Automation, NSK Steering Systems and other manufacturers
- Easily accessible to New York, Montreal and Burlington
- Low housing costs and taxes
- Highly skilled workforce
- Home to Award winning Southwestern Vermont Medical Center
- Close proximity to Stratton Mountain, Mount Snow and world class skiing

Unique Opportunity in Bennington, VT



802.864.2000

www.vtcommercial.com



Bennington, Vermont Facility

401 Gage Street	
Key Contacts: Yves Bradley/John Beal	
401 Gage Street - Bennington, Vermont 05201; within the town limits of the town of Bennington, Vermont	
308,173 Square Foot Facility -	-Surrounding uses: Mixed use, MU2 Light Industrial and Residential-Opportunity Zone
Existing Building Details	
Size (Sq. Ft) – 308,173±	-Production- 157,919 +/- SF -Warehouse- 71,712 +/- SF - Office – 46,320 +/- SF -Common Space -32,182 +/- SF
Facility Details	-Ground Floor: 133,051 +/- SF + 4,910 SF Boiler Bldg. -Upper Floors: 170,572 +/- SF
Cost per Sq. Ft	
Year Built	-Originally constructed in 1918-1930 with major expansions in 1978. -Primary Construction Type: Wooden Columns Area 1, Steel/Concrete Area 2, Steel Area 3. -Exterior walls: Primarily masonry, Area 1 brick with some concrete block, Area 2 Precast Concrete, some brick, masonry, glass block -Miscellaneous additions have metal siding.
Previous Use	Manufacturing
Condition of Building	Class A Industrial Space
Floor Area Ratio (FAR)	-Unknown
Ceiling Height Peak (feet)	Building 5 – 16' 11" Building 23 – 18' 18" Building 21A – 19' 4.5" Building 22 – 40' 11.5"
Floor Thickness and Condition	6" reinforced concrete (minimum, most areas) Majority of production floors - epoxy coated' 3 ½" Thick Wood Floors on Upper Levels
Column Spacing	Building 23 - East/West varying spacing: 29' 26'4" 32' 31' Building 23 – North/South varying spacing: 28' 30' 29'7" Building 22 – East/West varying spacing: 28'2" 18' 6" Building 22 – North/South varying spacing: 24' 10' 11' 6" Building 21A – East/West varying spacing: 16'6" 34' Building 21A – North/South spacing: 32'7" Building 5 – East/West varying spacing: 29' 26'4" 32' 31' Building 5 – North/South varying spacing: 28' 30' 29'7"

Truck Doors and Docks	At Grade Entrance to Plant #2 4 docks total 2 bay loading dock with divider – Total dimension 49' x 77' Bay 1 Width: 20' x 77' Bay 2 Width: 28' x 77' Clearance: 15' 1 1/8"
Suitability of building for manufacturing	Current Use- Manufacturing
Current Zoning	Industrial District with conditional uses: Mixed use, MU2 Light Industrial and Residential-Opportunity Zone
Climate Control	
Air Conditioning (Y/N, Type, Capacity)	16 Rooftop Trane Units-Office
Heat Supply	Separate 4,910 +/- SF Boiler Room -Three (3) Gas/Diesel fired boilers -One (1) Small Boiler for Summer Use Two (2) Larger Boilers for Winter Use
Fire Suppression (Y/N, Type)	Y- Wet fire suppression throughout the facility. Wet Glycol Antifreeze system used at exterior loading dock area
Waste Water Treatment	municipal system
Air Compression and Pneumatic Infrastructure	Low pressure 150 horsepower Worthington Rollair 150 Low Pressure Air Compressors
Surrounding Uses	Light industrial, residential, retail
Opportunity for Expansion (Y/N)	Limited, if any
Site Details	
Size (Developable Acres)	9.32 acres ± inclusive of buildings
Zoning Requirements	
Uses Permitted	
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)	Albany International - 39 miles
Nearest Inland Port (Name, Miles)	Port of Albany - approximately 41 miles
Nearest Ocean Port (Name, Miles)	Port of Boston - approximately 155 miles
Nearest Rail Spur (Name, Miles)	Vermont Railway-1 mile
Nearest State Highway (Highway Name, Miles)	located on Route 7, a major north south artery in Vermont

Nearest Interstate Exchange (Interstate, Miles)	Interstate 87 – 39 miles to access
Utilities	
Electric	Supplied by VELCO/Green Mountain Power Modern 440 Three-Phase available throughout the facility Rate dependent on use
Gas	Y – Compressed natural gas, supplied by NG Advantage
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 supplier
Sewer	Y- Town of Bennington
Water	Y- Town of Bennington
Data/Voice/Fiber	Copper to facility, Fiber throughout building
Storm Water	Y- on-site
Environmental/Ecological Factors	
Located in 100 Year Floodplain (Y/N)	Y
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	One-COVID-19
Business Climate	
Corporate Income Tax	Range: 6% - 8.5%
State Sales Tax	6.000%
Local Sales Tax	N/A
Property Tax	\$1.60/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: 37,119 (2019)
Average Annual Income (Franklin County)	\$55,870 Across all sectors
Average Annual Manufacturing Worker Wage (NAICS Codes 31-33 Manufacturing)	\$32,050 for State of Vermont
Unemployment Rate	3.80%

Cost of Living Index	89.8
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 a satellite Vermont Technical College
Additional Comments:	
Connector	1400 SF walkway connecting Gage Street building with Scott Street building
Indoor Parking	Currently none, but lower level of Plant #2 (Scott Street) has an at grade entrance, and could be repurposed as indoor parking.
Parking	150,000 sq. ft of paved parking lot, marked and lighted, 200 parking spaces +/-
Other	Borders recreation trail to the east, river on site.

FOR MORE INFORMATION CONTACT:
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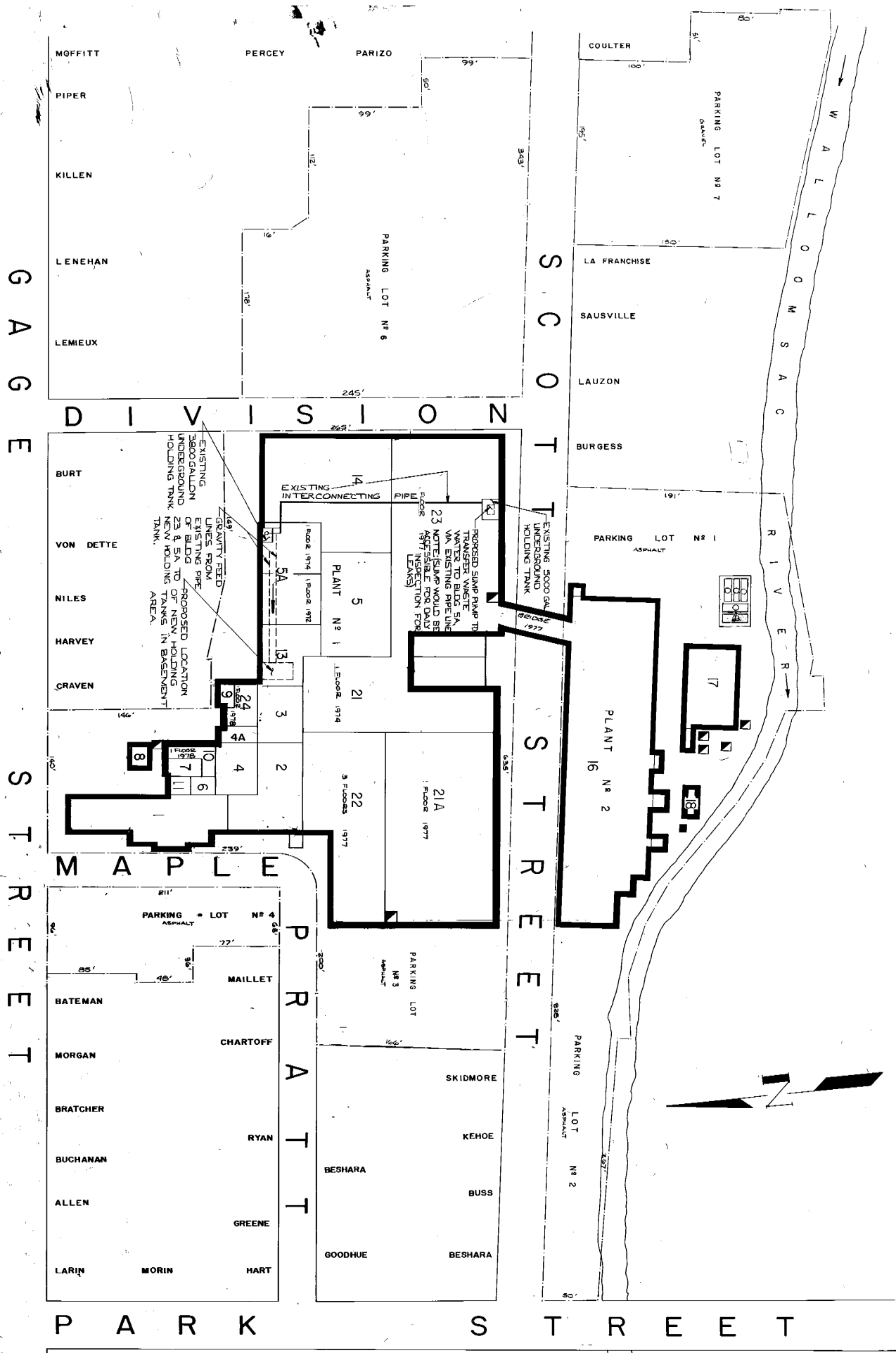
LEGEND

- Property Line
- Oil Storage Tank
- Transmitters

SQUARE FOOTAGE
PLANT NO. 1 176,400
PLANT NO. 2 118,435

TOTAL ACREAGE 9.32

SEE EXHIBIT COMMENTS





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