

132 BALLARDVALE DRIVE

WHITE RIVER JUNCTION, VT

18,440 SF Flex Building | 800-amp 3-phase power | 5 drive-in Bays | +/-18-22' clear height

BCR has been exclusively engaged to market for sale of 132 Ballardvale Drive, White River Junction, VT. Built in 2003, 132 Ballardvale Drive is an extraordinarily well located and maintained 18,440 SF, high-flex property building on 3.25 acres. 132 Ballardvale Drive is a 100% air-conditioned building, built out with private office and showroom as well as open space that could be used for either shop /R&D space or open office. The building is served by 800-amp 3-phase power, +/-18' to 22' clear heights, and 5 drive-in bays.

132 Ballardvale is +/-0.25 miles from the I-89/I-91 intersections, 0.2 miles from the VA Hospital, 3.3 miles to The Airport Industrial Park, West Lebanon, NH, and 6.3 miles to Hanover NH -home to Dartmouth College and its graduate schools of medicine, business, and engineering. Part of the core Upper Valley, this market includes a vibrant and growing ecosystem of over 85 high-tech, bio-tech, and engineering companies. The largest constraint to growth in this market has been the lack of existing available space and the cost to build.

132 Ballardvale Drive is being offered for sale, as is, at \$4.9 million, or \$266/SF



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132 Ballardvale Dr

Upper Valley Honda

WHITE RIVER JUNCTI

NEW HAMPSHIRE



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"I/C-2"

INDUSTRIAL COMMERCIAL TWO ZONING DISTRICT

Objective

To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I-C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods and to allow for taller structures.

Permitted Uses*

Adult Oriented Business
Agriculture
Bakery
Banking, Financial Institution
Bar
Farmstand
Food Assembly/Catering
Funeral Home
Garden Center
Hospital/Medical Center
Hotel, Motel, Inn
Light Manufacturing/Industry
Light Manufacturing/Retail Sales
Medical Clinic
Motor Vehicle Fueling Facility
Motor Vehicle Sales
Museum (No Size Limit)
Nursing Care Facility
Office (No Size Limit)
Parking Facility
Place of Worship
Printing, Publishing
Public Assembly Facility (No Size Limit)
Public Information Facility
Recreational Facility
Research, Testing Laboratory
Restaurant
Retail ≤ 10,000 Sq. Ft.
Veterinary Clinic

Permitted Upon Issuance of a Conditional Use Permit*

Bed & Breakfast
Contractor's Yard
Contractor's Shop
Crematory
Daycare Facility
Home Business
Junkyard
Kennel
Manufacturing/Industry
Motor Vehicle Car Wash
Motor Vehicle Repair
Open Air Market
Passenger Terminal
Public Facility
Retail > 10,000 Sq. Ft.
School
Storage, Mini/Self
Transportation Terminal
Warehouse

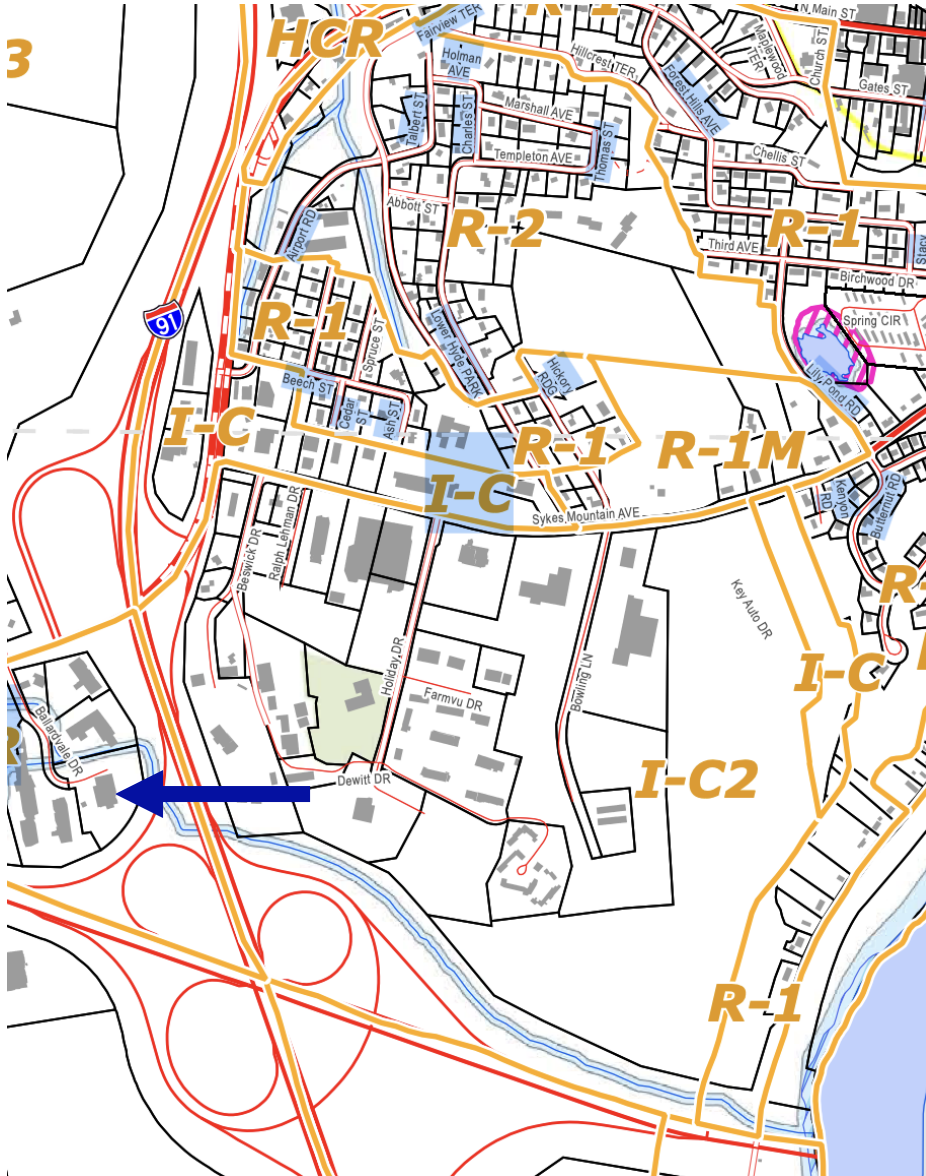
Minimum Area and Dimensional Standards

Class	Area (in square feet)		Lot Dimensions (in feet)		Setbacks (in feet)		
	Unit	Per Lot	Width	Depth	(From Property Lines)		
1	10,000	10,000	70	80	10	10	20
2	20,000	40,000	125	100	30	15	25
3	40,000	40,000	125	100	30	15	25

Maximum Lot Coverage: 90%

Height: Structures up to a maximum of 60' are allowed as a permitted use provided the structures meet fire safety requirements established by the Hartford Fire Department.

* See Sections 2-5 and 4-1 regarding required reviews and approvals



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CONSTRUCTION DETAILS

YEAR BUILT	2003/2023 (renovated)
FOOTPRINT	15,000 SF (1st floor)
CONSTRUCTION TYPE:	Steel frame
FOUNDATION	Poured Concrete Slab
EXTERIOR	Glass & Aluminum panel
ROOF	Rubber Membrane
CLEAR HEIGHT	+/-18'-21' Floor to Beam
PARKING/ PAVING	114 spaces +/-1.14 acres of paving

BUILDING SYSTEMS

POWER	800-amp 3-Phase
HVAC	(1) 7.5-Ton Trane RTU for shop , (2) 5-ton Trane RTUs for office/showroom, and (1) Clean Air Designs Energy Recovery Unit
DRIVE -IN BAYS	(2) +/-12' x 12' , (1) +/-12' x 11' , and (2) +/-10' x 10'
RESTROOMS	2 restrooms in office area; 2 restrooms in shop area
UTILITIES	HVAC is Gas fired -supplied by Suburban Electric - 3-phase, supplied by Green Mountain Power Water/Sewer - Town of Hartford



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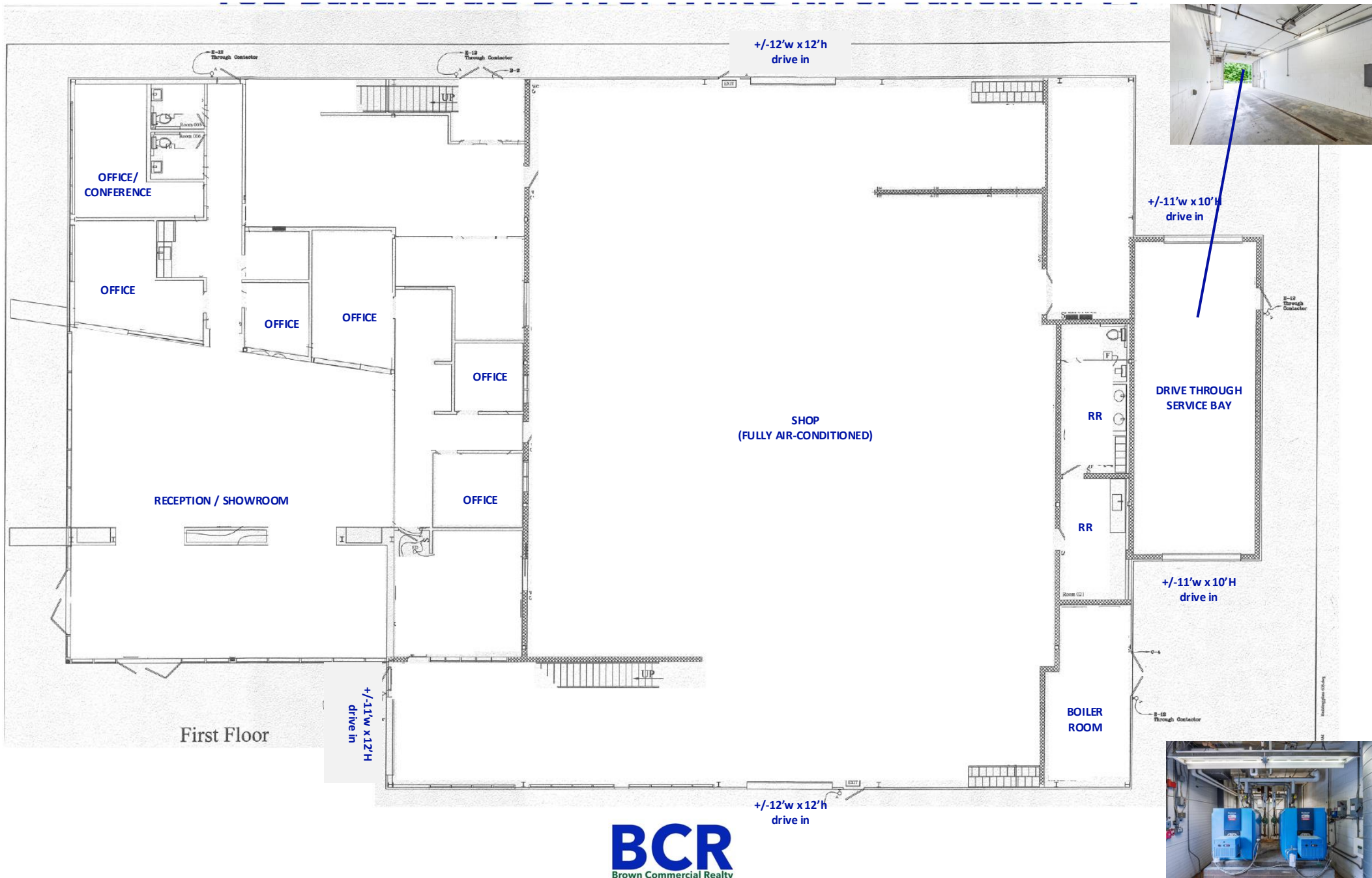
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Vermont Real Estate Commission Mandatory Consumer Disclosure



[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

NON-DESIGNATED AGENCY

I / We Acknowledge

This form has been presented to you by:

Receipt of This Disclosure

Printed Name of Consumer

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

[☐] *Declined to sign*

Printed Name of Agent Signing Below

Printed Name of Consumer

Signature of Agent of the Brokerage Firm

Date

Signature of Consumer

Date

[☐] *Declined to sign*