

FOR SALE OR LEASE

EFFICIENT WAREHOUSE SPACE ON 2.56 ACRES

84 Lovers Lane, Brandon, VT



Versatile industrial/flex property offering 6,984 square feet of functional space on a generous 2.56-acre site in Brandon, Vermont. The building features 11.6-foot ceiling heights, radiant heat, and 3-phase power, making it well-suited for manufacturing, warehousing, distribution, contractor operations, or light industrial uses.

The layout includes approximately 225 square feet of office space, providing a dedicated administrative area, along with a private bathroom for tenant convenience. The open floor plan allows for efficient workflow, equipment placement, and storage flexibility. Currently set up for indoor growing and processing but can be converted back to open space.

SIZE:

6,984 +/- SF on 2.56 acres

USE:

Light Manufacturing/Warehouse

PRICE:

\$8500 per month, plus gas & electric
Sale price: \$1,000,000. 7.7% Cap Rate.

AVAILABLE:

Immediately

PARKING:

On-site

LOCATION:

84 Lovers Lane, Brandon, 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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EFFICIENT WAREHOUSE SPACE ON 2.56 ACRES

Additional Property Information

The expansive site offers ample room for parking, outdoor storage, vehicle maneuvering, and future operational needs. Conveniently located with access to major regional routes, this property presents an excellent opportunity for businesses seeking a well-equipped industrial facility.

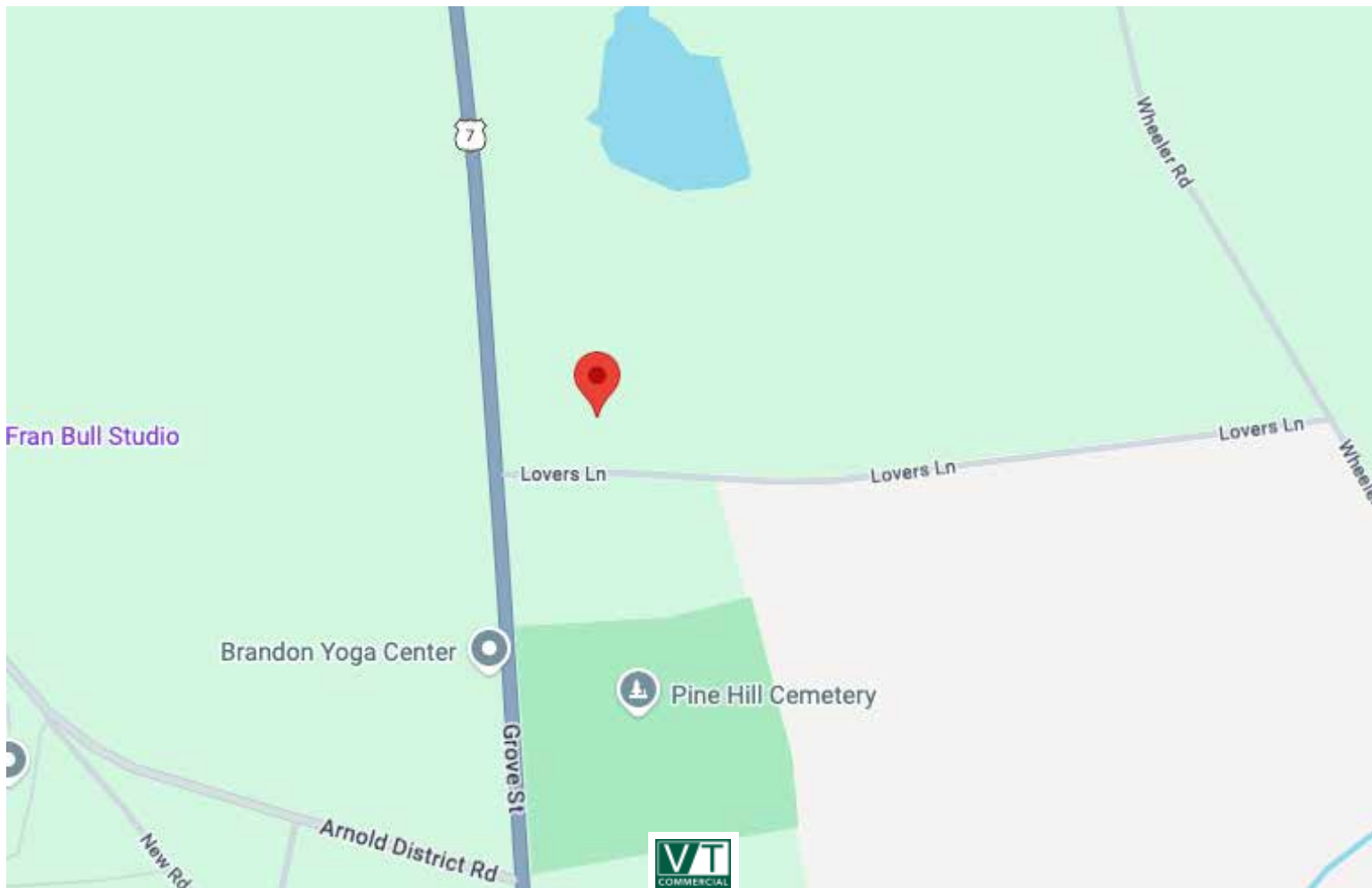
Key Features

- 6,984 SF
 - 2.56-acre parcel
 - 11.6-foot ceiling height
 - Radiant heat and HVAC
 - 3-phase electrical service
 - Private restroom
 - Ample parking and outdoor storage potential
 - 144ft X 47ft
 - 16 foot wide overhead door and dock
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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

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