

Land For Sale Industrial Lane Berlin, VT



Boundary Lines Are Approximate



Lot Size: 3.90 AC

Features:

- Municipal Water & Sewer Available
- Green Mountain Power
- Utilities on street
- Nearby Central VT Medical Center, Berlin Mall, Knapp State Airport, Hotels
- Zoning: Commercial - Light Industrial Zoning District
- 1.5 Miles from I-89 Exit 7

Offering Price: \$672,500

Contact Information:

Ryan Nick

802-316-5049

rnick@jldavisrealty.com

NAI J.L. Davis Realty

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.

Aerial



Section 2104. Light Industrial (LI) District

2104.A **Purpose.** The intent of the Light Industrial District is to recognize and reinforce this area as a regional industrial and commercial center by:

- (1) Providing a location primarily for industrial and service businesses near the airport and major transportation corridors.
- (2) Maintaining a safe, healthy and attractive environment that will allow the town to retain and attract businesses.
- (3) Encouraging quality and efficient construction with durable, low-maintenance materials.
- (4) Guiding uses that would be incompatible with nearby industrial and services businesses to other areas of town.
- (5) Protecting surrounding rural and residential districts from any adverse impacts associated with industrial and service businesses.

2104.B **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the following uses:

- | | |
|--|-------------------------------------|
| (1) <u>Accessory dwelling</u> | (13) Outdoor recreation |
| (2) <u>Home occupation</u> | (14) Daycare facility |
| (3) Home business | (15) Parking |
| (4) <u>Family childcare home</u> | (16) Transit facility |
| (5) Office or personal/business service | (17) Air transportation facility |
| (6) Light industry | (18) Rail transportation facility |
| (7) Warehouse or storage | (19) Truck transportation facility |
| (8) Laboratory or research facility | (20) <u>Essential services</u> |
| (9) Media broadcast facility or studio | (21) <u>Communication antenna</u> |
| (10) Data center or information services | (22) Communication tower |
| (11) Wholesale trade | (23) <u>Agriculture or forestry</u> |
| (12) Indoor recreation | (24) Rural enterprise |
-
- (25) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not underlined.
- (26) Accessory dwellings, home occupations or businesses and family childcare homes are allowed only as an accessory use to a pre-existing dwelling.
- (27) The applicant must obtain conditional use approval from the Development Review Board before the Zoning Administrator may issue a permit for a use that is expected to generate 75 or more peak hour trips accessed from a state highway or 25 or more peak hour trips accessed from a town highway.

2104.C **Conditional Uses.** The applicant must obtain conditional use approval from the Development Review Board before Zoning Administrator may issue a zoning permit for the following:

- | | |
|---------------------------------------|---|
| (1) Hotel or motel | (10) Heavy industry |
| (2) Shop or store | (11) Salvage yard or recycling facility |
| (3) Lawn, garden or farm supply sales | (12) Composting facility |
| (4) Lumber or building supply sales | (13) Religious facility |
| (5) Sales lot | (14) Healthcare facility |
| (6) Repair and service | (15) Government facility |
| (7) Rental and leasing | (16) Funeral home or cremation facility |
| (8) Restaurant | (17) Extracting, quarrying or stone cutting |
| (9) Contractor's yard | |
-

- (18) Uses with drive-through or drive-in service are prohibited.
- (19) The Development Review Board may only approve lodging, retail and service uses upon finding that the proposed land development will:
- (a) Be compatible with the purpose of this district; and
 - (b) Not adversely impact the ability of surrounding property owners to use or develop their land for industrial purposes.

2104.D **Dimensional Standards.** Land development within this district must conform to the following:

- | | |
|----------------------|---|
| (1) Lot size | 40,000 sf min |
| (2) Lot frontage | 150 ft min |
| (3) Lot coverage | 70% max |
| (4) Front setback | 40 ft min as measured from the edge of the external travel lane |
| (5) Side setback | 25 ft min or 100 ft if abutting a rural or residential district |
| (6) Rear setback | 25 ft min or 100 ft if abutting a rural or residential district |
| (7) Riparian setback | 40 ft min |
| (9) Floor area ratio | 1.0 max |
| (10) Building height | 40 ft max |

2104.E **Access Management Standards.** Applicants must design any land development within this district that requires major site plan approval to eliminate any pre-existing areas with uncontrolled or undefined access from the road in accordance with the access management standards of Section 3203.



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

NAI/J.L. Davis Realty

Printed Name of Real Estate Brokerage Firm

Signature of Consumer

Date

Jeff Nick

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