



**INVESTMENT PROPERTY  
FOR SALE**

**67  
Tubbs Avenue  
Brandon, Vermont**

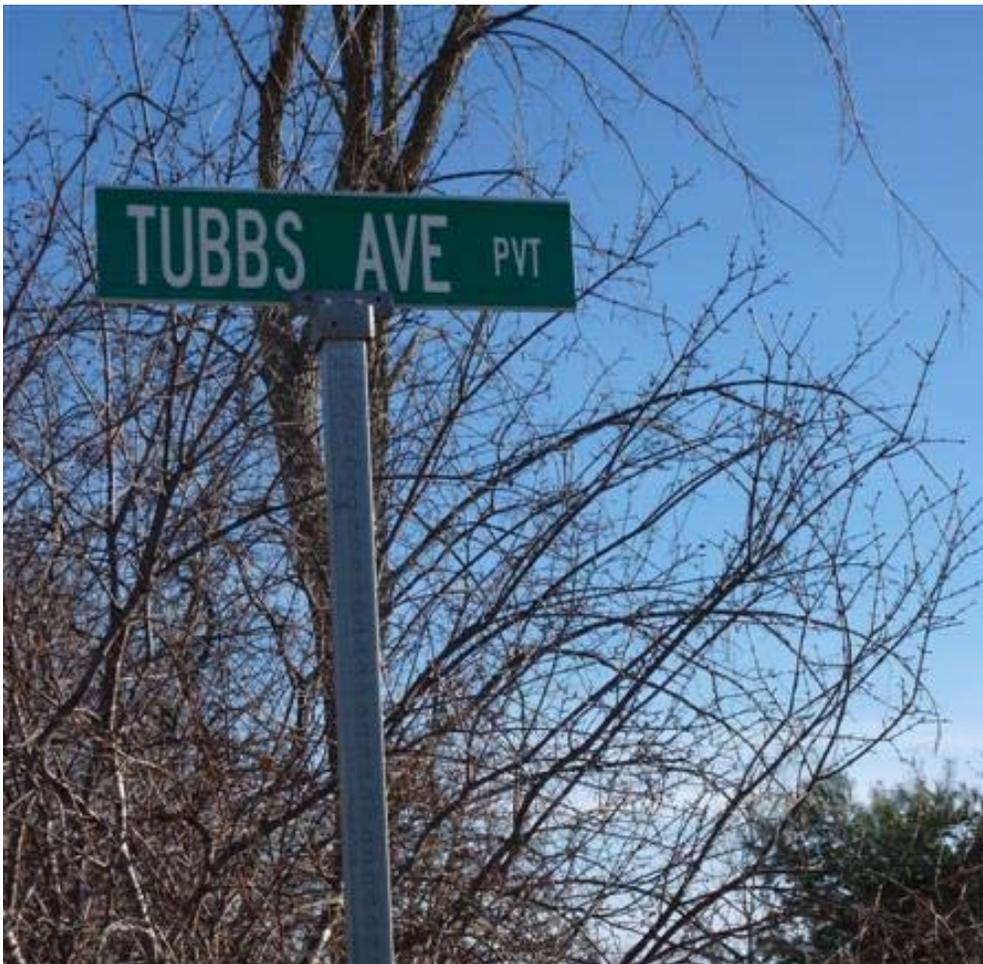
Offered exclusively by



**Donahue  
& Associates**  
COMMERCIAL REAL ESTATE ADVISORS  
[www.DonahueAssociatesVT.com](http://www.DonahueAssociatesVT.com)  
131 Church Street, Suite 200 | Burlington, VT | 802.862.6880

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## Disclaimer

STAG II Brandon, LLC, a Delaware limited liability company, (the "Owner") has retained Donahue & Associates, LLC and Stephen Donahue, a Real Estate Broker (the "Advisors") as their exclusive advisors and representatives in connection with the sale of 67 Tubbs Avenue (the "Property"), located in Brandon, Vermont, pursuant to a separate agreement. 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 Advisors 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 Advisors, 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 Advisors 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.**

## Confidentiality

This is a confidential submission that is intended for your own limited use in considering whether you have an interest in acquiring the Property for your own account or for the account of your client. By your acceptance of this submission, you acknowledge and agree that all information contained herein is confidential and subject to the terms and provisions of the previously executed Confidentiality Agreement between you and Owner or Advisor. Further, you agree that you will not directly or indirectly disclose or permit anyone else to disclose this submission or its contents to a third party without Owner's or Advisors' prior written authorization in each instance. Also, you will not use this submission or its contents or permit the same to be used in any manner that may be detrimental to the interests of Owner or Advisors. Without limiting the foregoing, you agree that photocopying or other duplication of all or any part of this submission is strictly prohibited, except as permitted under the Confidentiality Agreement between you, Owner and Advisors. Except with Advisors' prior written consent in each instance, under no circumstances will you or anyone acting on your behalf contact the Owner or any party with which the Owner has a direct relationship pertaining to the use and operation of the Property or this submission or any matter or thing directly or indirectly related to it.

Each prospective purchaser will be responsible for any claims for commissions by any other broker in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker.

Should you not be interested in pursuing the acquisition of the Property, you are hereby requested to return this Offering Memorandum to Advisors within ten (10) days following receipt. In the event of any conflict between the Confidentiality Agreement previously executed and any statements or undertakings in this Offering Memorandum, the Confidentiality Agreement shall control.

Offering Price—\$2.75 Million

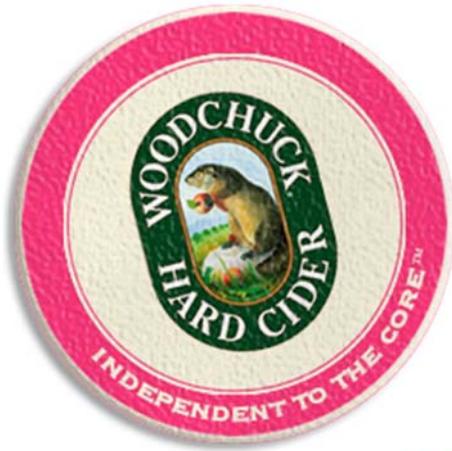
NOI - \$314,4000 /Year 1



As exclusive sales agent, Donahue & Associates, LLC is pleased to offer for sale 67 Tubbs Avenue, a state of the art facility with a strong, stable tenant, the property is located between the metro markets of Montreal, Boston and Albany and conveniently just 2 miles north of Brandon’s town center and 15 miles south of Middlebury, Vermont. This facility has all the space, power, and amenities to accommodate the most demanding manufacturing or warehousing operations. Former home of Vermont Tubbs, this facility is fully leased to Vermont Hard Cider Company, LLC.

### Key Investment Highlights - 67 Tubbs Avenue

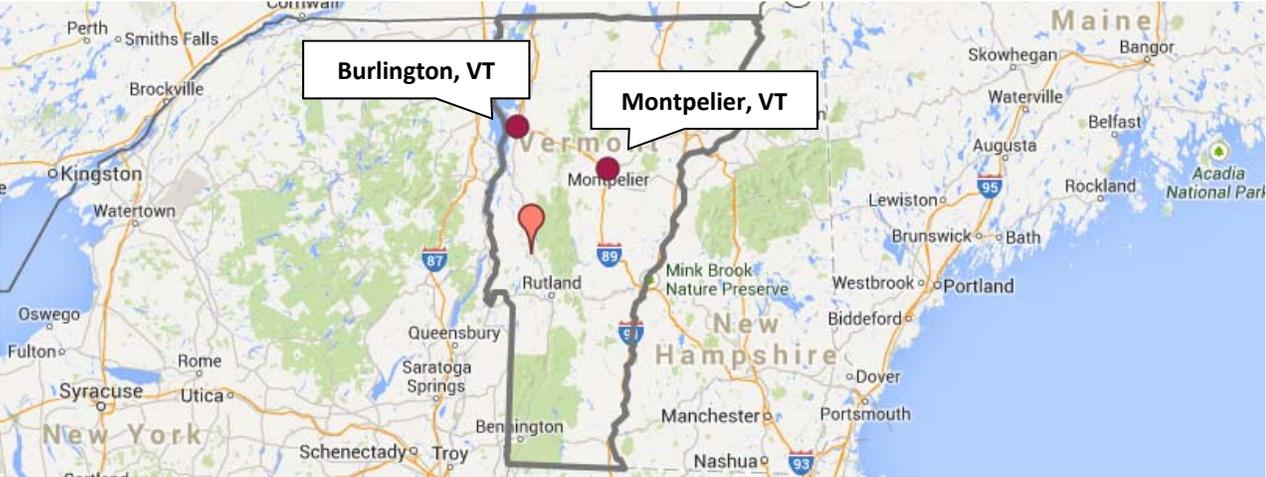
- Fully leased to single tenant
- Modern, well maintained facility
- 19.67 acres provides growth opportunity
- Fully Sprinklered
- Alarm and Security Cameras
- 150 KW Standby Generator
- 8 Loading Docks
- 2 Drive In Doors
- Metal Deck Membrane Roof



C&C group plc



Location



Property Description

Office Area - 6,650 SF±



Property Description

Property Description

Production/Warehouse Area - 124,350 SF±



Property Description

## Property Description

### Site Specifications

Location/Property:	67 Tubbs Avenue, Brandon, Vermont and part of the Edward K. Denecke Industrial Park, as noted as Lot A on Bruno Associates, Inc. "Lot Layout Plan for Brandon Industrial Park, Brandon, Vermont"		
Property Type:	Single story office and industrial		
Land Area:	19.67 acres with road frontage on Arnold District Road and Robert Wood Drive.		
Year Built:	1997		
Number of Stories:	1		
Gross Building Area:	133,930 SF/ 15.3% lot coverage		
Rentable Area:	131,000 SF	Office Area—6,650 SF	Warehouse Area—124,350 SF
Security:	Exterior building lighting and a key pad entry system at the main entrance.		
Parking:	Adequate surface parking including reserved handicap spaces and spaces distributed at office entry and rear service entry. All parking spaces and vehicle drives are gravel covered and in average condition.		
Landscaping:	Combination of grass and gravel landscaping in good condition.		

### Office Area

Foundation:	A continuous monolithic concrete slab of four inches thick with a load bearing capacity of 80 pounds per square foot.
Exterior Walls:	Insulated metal panel.
Roof Cover:	Flat roof truss covered with a metal deck and rubber membrane.
Floor Coverings:	Office and common area floor coverings consist of commercial grade short loop carpeting and vinyl tile.

### Production/Warehouse Area

Foundation:	The foundation consists of a continuous monolithic concrete slab. The vast majority of the slab in the production area is six inches thick with a live floor load capacity of 100 pounds per square foot. Approximately 25,000 square feet of floor area in the raw material loading dock area and the boiler room has an eight inch slab with a 200 pound per square foot live load capacity.
Exterior Walls:	Insulated metal panel.
Roof Cover:	Flat roof truss covered with a metal deck and rubber membrane.
Floor Coverings:	Warehouse floor areas exhibit an unpainted smooth concrete finish, while assembly and manufacturing areas have a textured and painted concrete finish.
Insulation:	Exterior walls include pad insulation. Roofs are insulated with rigid board insulation.

## Property Description

### Production/Warehouse Area (continued)

Lighting:	Ceiling mounted industrial grade mercury vapor fixtures.
HVAC:	The warehouse area is not air conditioned. The heating system for the building is supplied by a propane fired, hot water system which sends steam via overhead units and baseboard converters. The system previously was wood fired and ran off of Vermont Tubbs production but was designed for conversion to either gas or coal fired service.
Electrical:	4000 amp, 265/460 volt service with a single 150 kw emergency generator for safety and support systems.
Plumbing:	Components include a cast iron sanitary sewer system with copper domestic water mains and distribution lines.
Restrooms:	The production area includes the one set of men's and women's restrooms that serve both the production and office areas.
Wall Height:	Exterior walls are 17 to 20 feet high in the warehouse area.
Clear Height:	14 to 17 feet due to the dust collection and other systems mounted below the steel truss.
Column Spacing:	Staggered at 25 x 40 foot intervals.
Loading:	8 tailboard-high docks and 2 drive in doors.
Rail Service:	The warehouse is not located on a rail spur.
Fire Protection:	Fully sprinklered and containing a Class E fire alarm system with pull boxes, strobe lights, and a public announcement system.
Condition Summary:	The interior areas are typical building-standard warehouse finish and are commensurate with competitors in the area. The production area is in good condition.

### Building Expenses

Real Estate Taxes:	\$ 103,462.95
Building Insurance:	\$ 33,250.00 (estimated)
CAM	*Tenant Discretion

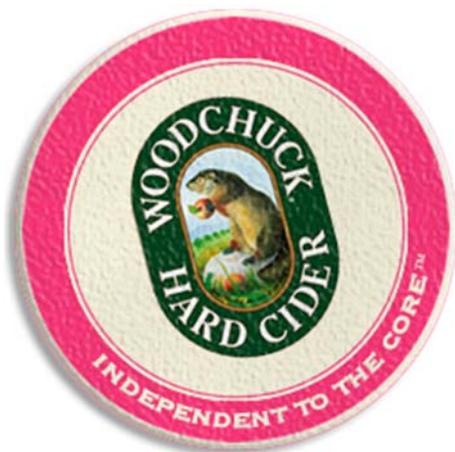
## Tenant Information

### Vermont Hard Cider Company, LLC

Recently purchased by C & C Beverage of Dublin, Ireland, Vermont Hard Cider Company, LLC, located in Middlebury, Vermont, is the leading hard cider producer in the United States, which includes the nation's number one cider – Woodchuck Hard Cider. Having won 16 IMPACT Hot Brand Awards, Vermont Hard Cider Company is recognized for its superior cider brands. Vermont Hard Cider Company handcrafts and manages all levels of quality control in a state-of-the-art cidery in Middlebury, VT by employing a team of cider makers with over 30 years of combined experience directly in cider making and a team devoted exclusively to producing, marketing, and selling hard cider.

### Lease Summary

Tenant:	Vermont Hard Cider Company, LLC
Guarantor:	C & C Group International, LLC
Commencement Date:	May 1, 2013
Termination Date:	April 30, 2015
Square Footage:	131,000 SF of rentable space
Comments:	Tenant has the right to renew for two (2) option periods of two (2) years each provided 6 month notice and at Fair Market Rent.



**N.B.F.**  
Nimitz + Bertelli + Fiegel  
ARCHITECTS P.C.  
24 1/2 CENTER STREET  
BRITAIN, VERMONT 05701  
PHONE (802) 775-5448 FAX 775-6908

**JOHN A. RUSSELL**  
CORPORATION  
CONSTRUCTION MANAGER  
175 SOUTH MAIN ST.  
BRITAIN, VERMONT 05701  
PHONE (802) 775-3285 FAX 775-6939

**BRUND ASSOCIATES INC. P.C.**  
ENGINEERS, PLANNERS, ARCHITECTS  
150 SOUTH MAIN STREET  
MONTICELLO, VERMONT 05602  
PHONE (802) 437-5900 FAX 437-4533

**THE CAYENSH PARTNERSHIP**  
PLANNING, LANDSCAPE ARCHITECTURE,  
URBAN DESIGN  
THE ACADemy BUILDING, PO BOX 466  
CAYENSH, VERMONT 05424  
PHONE (802) 225-7220 FAX 225-7245

**Dupois & King**  
STRUCTURAL & STRUCTURAL DESIGN  
69 GREAT ST. PO BOX 6540  
BRITAIN, VERMONT 05702-0540  
PHONE (802) 775-7918 FAX 775-9025

**QUILLTETTE PLUMBING & HEATING**  
666 PARK ST. PO BOX 4002  
BRANDENBURG, VERMONT 05408-1000  
PHONE (802) 862-9098 FAX 862-4641

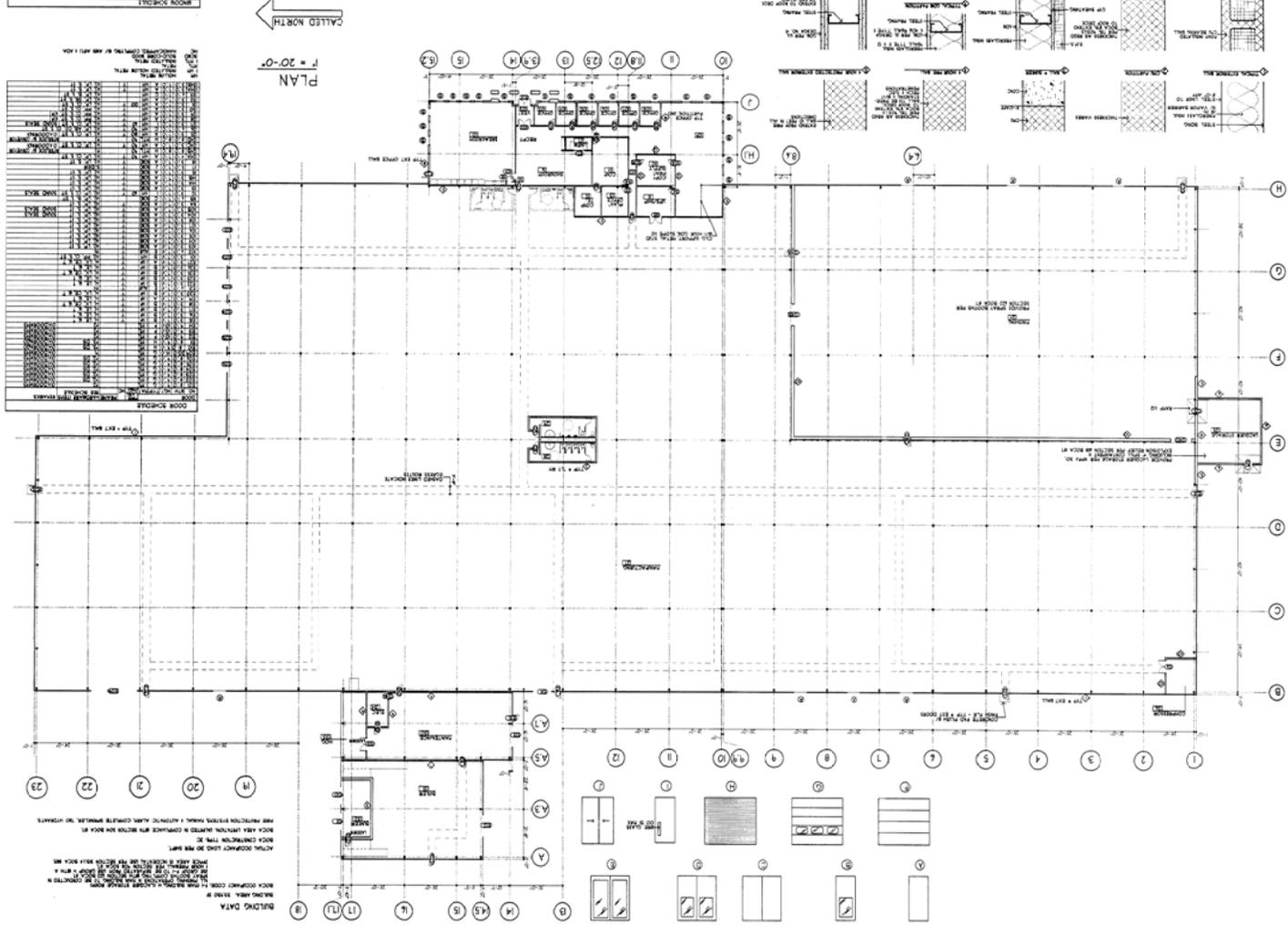
**NEW FACILITY FOR**  
**VERMONT TUBBS**  
SAND LIME FINISHING  
BRANDON, VERMONT

DATE	REVISION	BY
07/17/04	DOOR & HINGE SCHEDULE	L.I. REVER

PLAN & SCHEDULES

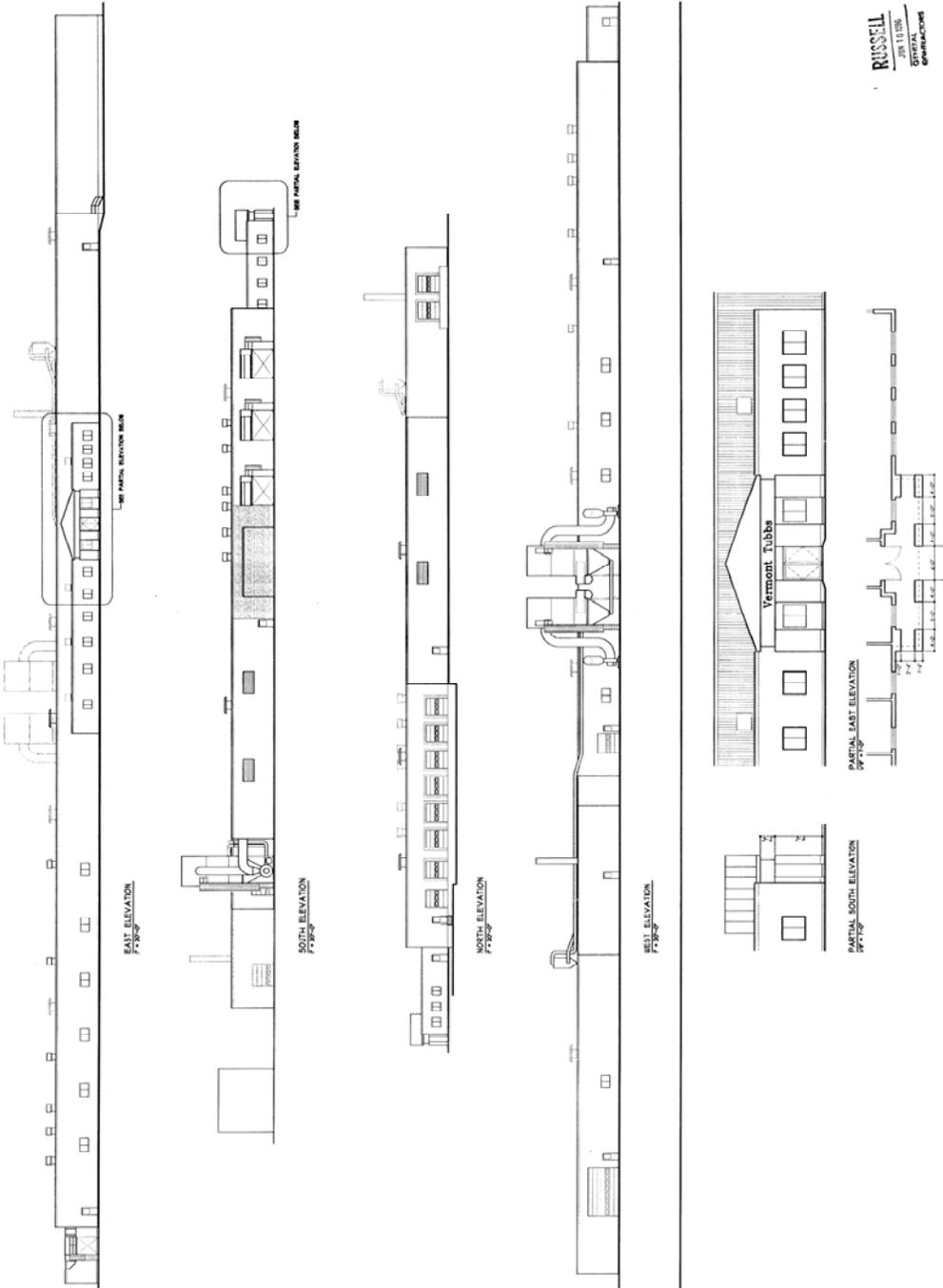
DRAWING TITLE

1 A



# Elevations

<b>N.B.F.</b> Nimitz • Barryhill • Fiegel ARCHITECTS P. C. 100 SOUTH MAIN ST RUTLAND, VERMONT 05701 PHONE (802) 775-388 FAX 775-8085	JOHN A. RUSSELL ARCHITECT CONSTRUCTION MANAGER 170 SOUTH MAIN ST RUTLAND, VERMONT 05701 PHONE (802) 775-3887 FAX 775-8089	BRUNO ASSOCIATES INC. P.C. ENGINEERS, PLANNERS, ARCHITECTS PO BOX 367, THE HILL BUILDING WOODSTOCK, VERMONT 55009 PHONE (802) 437-3887 FAX 437-4855	THE CUVENUSH PARTNERSHIP FARMHOUSE LANGSCHAU ARCHITECTURE URBAN DESIGN THE ACURENT BUILDING, PO BOX 446 WOODSTOCK, VERMONT 55009 PHONE (802) 236-7252 FAX 236-7245	DUBOIS SKINNY ELECTRICAL & STRUCTURAL DESIGN 48 DOWNE ST., PO BOX 6544 BRANDON, VERMONT 05733 PHONE (802) 775-7008 FAX 775-1855	QUELLETTE HEATING & HEATING 480 FINE ST., PO BOX 4003 BRANDON, VERMONT 05733 PHONE (802) 845-9492 FAX 845-4444	NEW FACILITY FOR <b>Vermont Tubbs</b> The Vermont Tubbs BRANDON, VERMONT	DRAWING TITLE ELEVATIONS
							SHEET NO. A 2



**RUSSELL**  
 JOHN A. RUSSELL  
 ARCHITECT  
 GENERAL CONTRACTORS

Site Plan



Site Plan

TUBBS AVE PVT

**67 Tubbs Avenue  
Brandon, VT 05733**



**Steve Donahue**  
**Exclusive Listing Agent**  
***Steve@DonahueAssociatesVT.com***