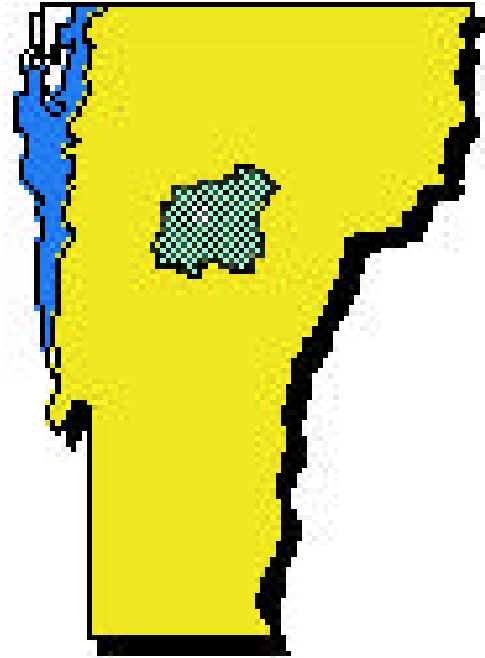
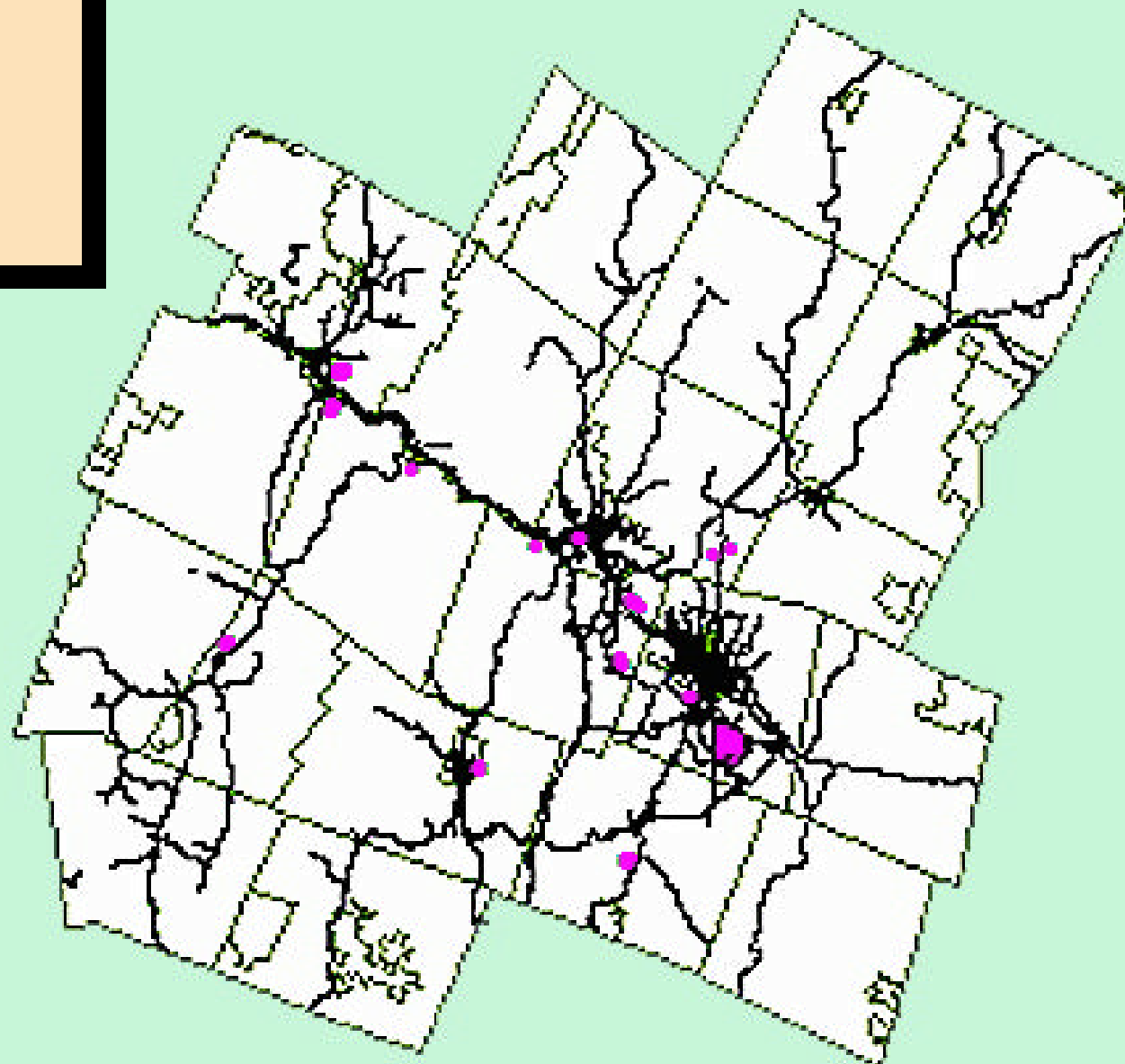


Welcome to Central Vermont



Heart of the Green Mountains

Prime Sites



● Major Industrial/Commercial Sites/Parks

Presented by

Central Vermont Economic Development

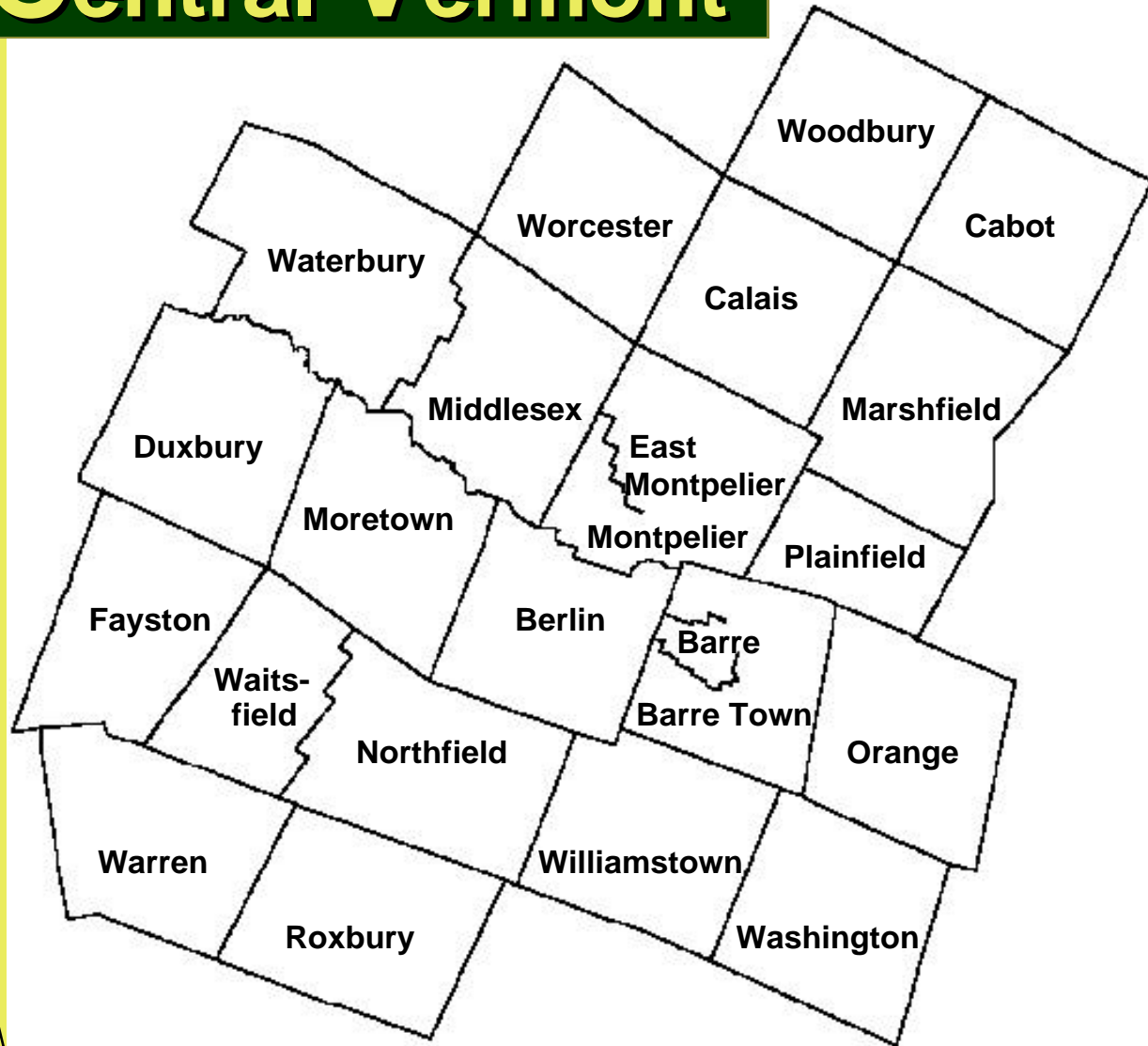
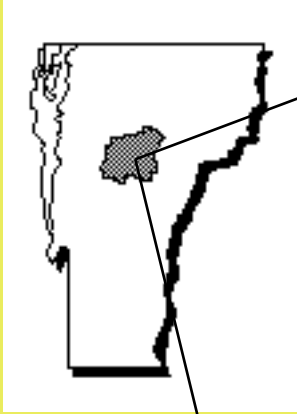
Central Vermont Chamber of Commerce

Central Vermont Regional Commission

With assistance from

Vermont Economic Development Department

Serving Central Vermont



Central Vermont Region

Market Capsule

- **23 Municipalities - 830 Square Miles**
- **2,500 Employers**
- **30,000 Labor Force**
- **60,000 Residents**
- **27,300 Households**
- **Median Home Value \$95,000**
- **Median Household Income \$35,000**
- **Age Breaks:**
 - **Under age 19 = 27%**
 - **Ages 19-64 = 61%**
 - **Ages 65-over = 12%**



**B
A
R
R
E**

- **Granite Center of the World**

Manufacturing Community



Home To:

- Rock of Ages
- Bombardier
- Rouleau Granite
- S.B. Electronics
- Jet Service Envelope
- Vermont Butter & Cheese
- **and Opportunity For You**



With Existing Buildings ...

Former

Malden Mills



- 65,000 square feet
- 18-foot ceilings
- 6 loading docks
- 8-acre site



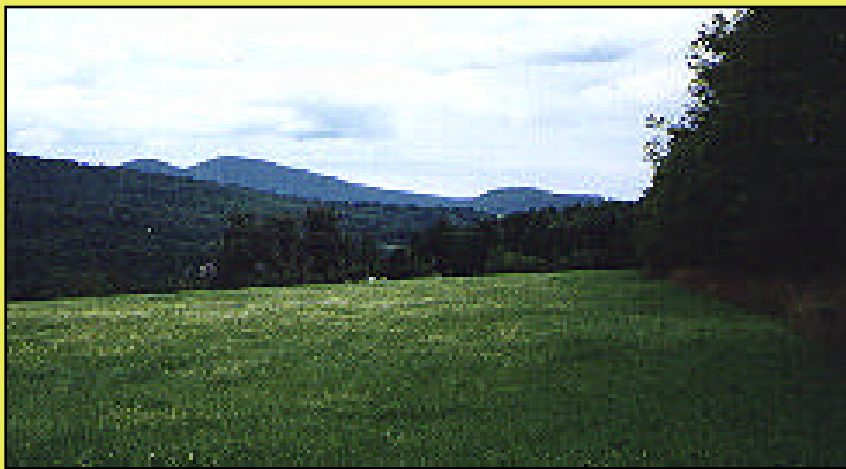
For Sale or Lease

Former
**Simonetta
Concrete**

- 9,000 square feet
- Adjacent to Downtown
- 18-foot ceilings
- Just off Interstate-89
- Rail siding 0.5 miles

And Places To Build ...

Wilson Industrial Park

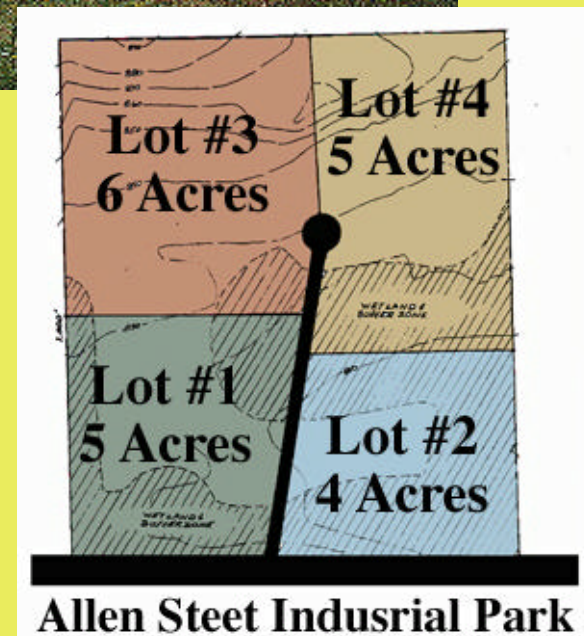


- **Home of Bombardier**
- **88 Scenic Acres**
- **Sewer & Water**
- **On-site Rail**
- **3-Phase Power**

Allen Street Park



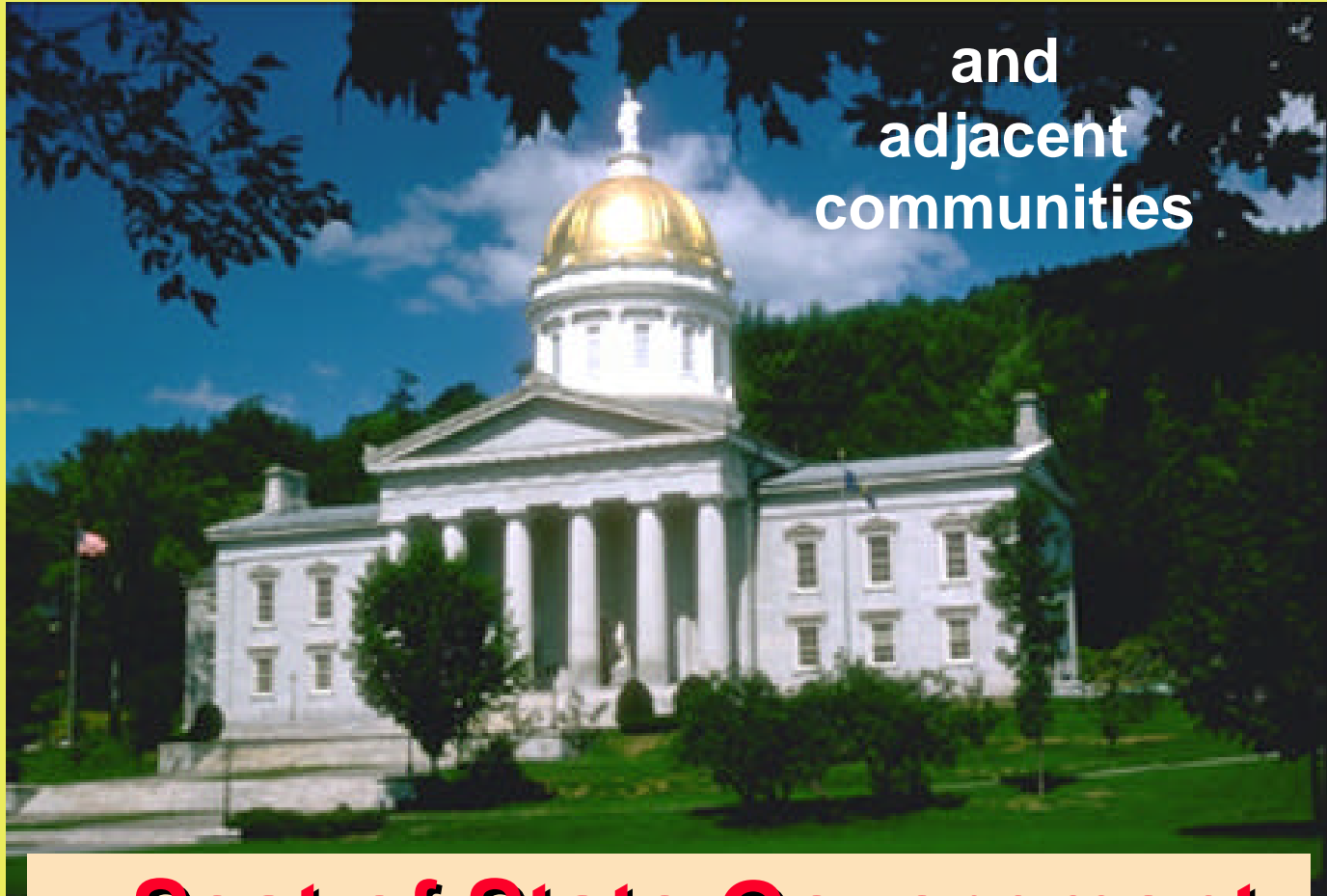
- 20 Acres
- Barre City
- Sewer & Water
- Light Industry
- 3-Phase Power



Local Contact
Ready To Assist

Harry Monti
Barre Area Development
P.O. Box 265
Barre, Vermont 05641
(802) 476-0660

Montpelier



and
adjacent
communities

- **Seat of State Government**

Insurance and Financial Center



Home To:

- National Life
- Union Mutual
- Leahy Press
- Vermont Mutual
- Blue Cross/Blue Shield
- Central Vermont Medical Center
- New England Culinary Institute
- **and Opportunity For You**



With Existing Buildings ...



Sale or Lease

Former
**Pepsi
Bottling**

- 19,000 square feet
- 18-foot ceilings
- 2 loading docks
- 12-acre site

Crossway Motors



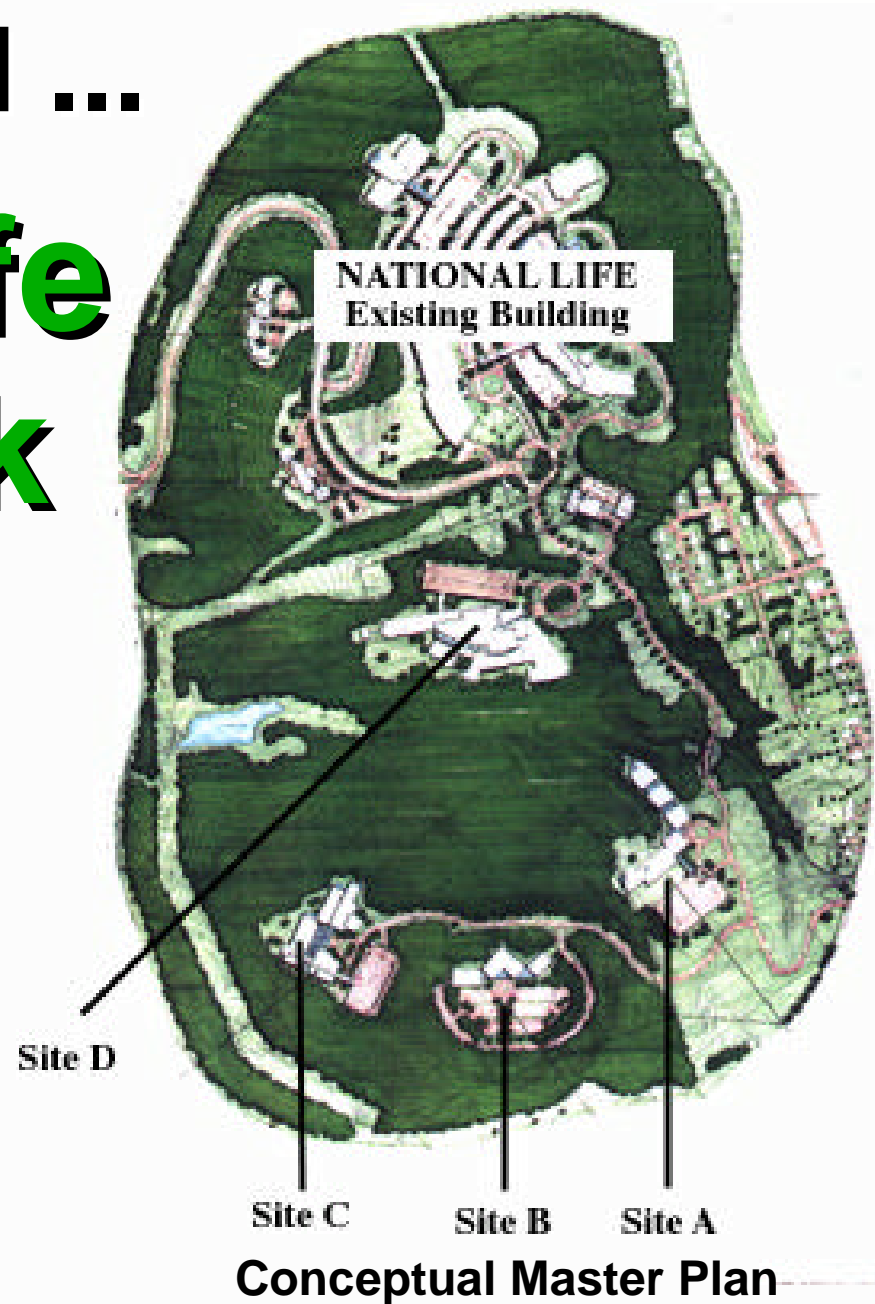
**Sale
or
Lease**

- 20,000 square feet
- Fronting Route 302
- On 2.2 Acres
- 14-foot Ceilings
- Just off Interstate-89
- Between Montpelier and Barre

Places To Build ...

National Life Office Park

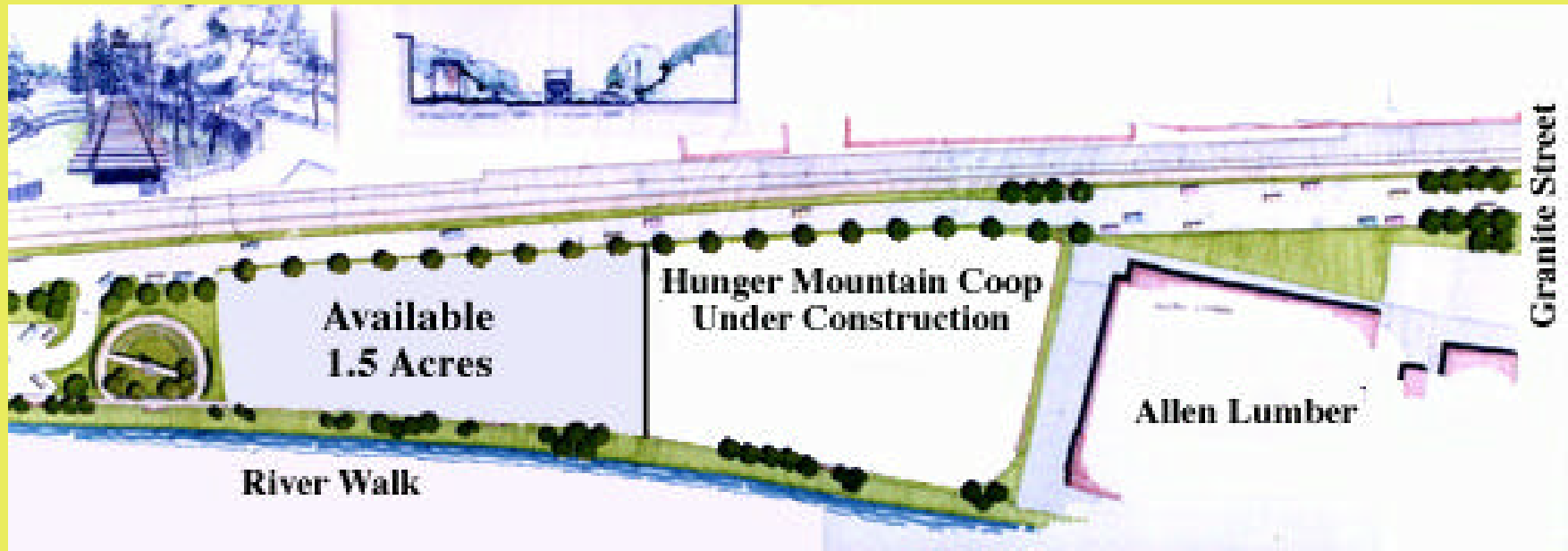
- 200 Wooded Acres
- Planned Office Park
- Sewer & Water
- “Campus” seclusion
- Mile from Downtown



Packard Industrial Park



- East Montpelier
- 65 acres
- On U.S. Route 2
- 10-lot Subdivision
- Private Wells
- Rural Setting
- Minutes from Capital



Project Master Plan

Barre Street River Front

- Planned Development
- Riverfront Amenities
- Adjoining City Park
- Adjacent to Downtown
- City Improvements Already Underway

Local Contact
Ready To Assist

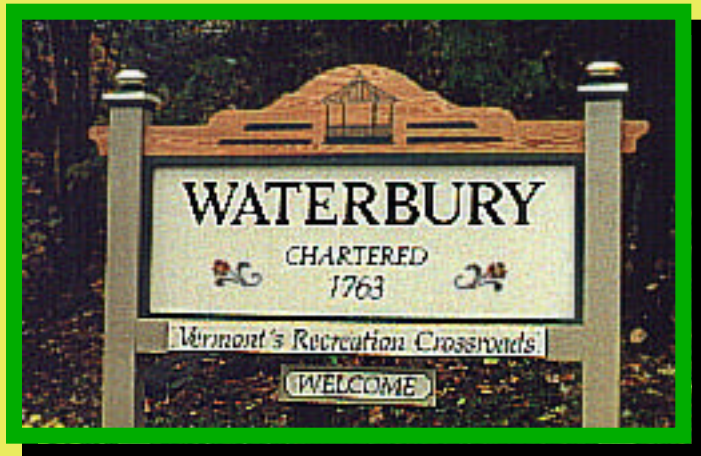
Valerie Capels
Montpelier Development
Montpelier City Hall
Montpelier, Vt 05602
(802) 223-9506

Waterbury



- **Specialty Foods Headquarters**

Vermont Products & Specialty Foods



Home To:

- Ben & Jerry's
- Cold Hollow Cider
- Silo Records
- State Offices
- Karl Suss America
- Green Mountain Chocolates
- Green Mountain Coffee Roasters
- **and Opportunity For You**



With Existing Buildings ...

Duxtown Park



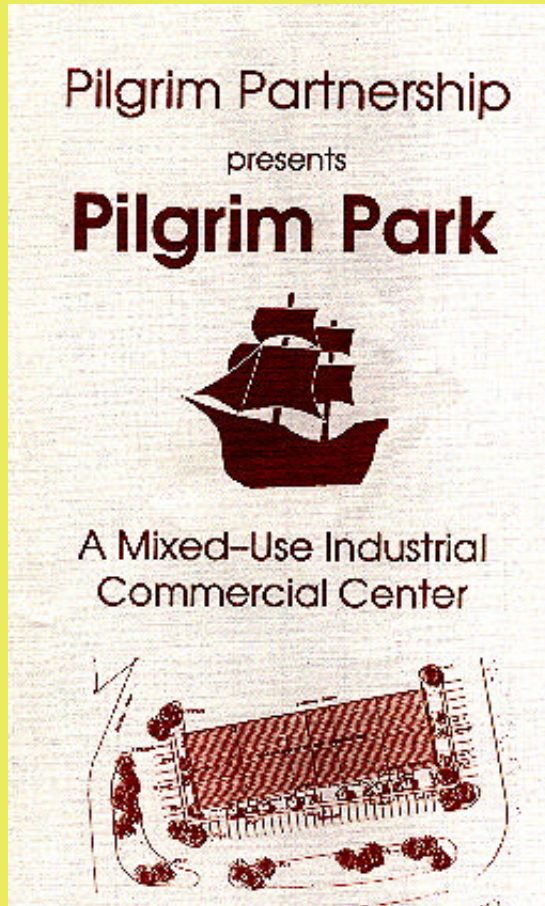
- Ample Parking
- Wooded Setting
- Up to 10,000 sq ft

Mayflower Building



- 40,000 sq ft
- 20,000 committed
- 25-acre Site
- I-89 Exit #10
- Water & Sewer
- Full Sprinkler

And Places To Build ...

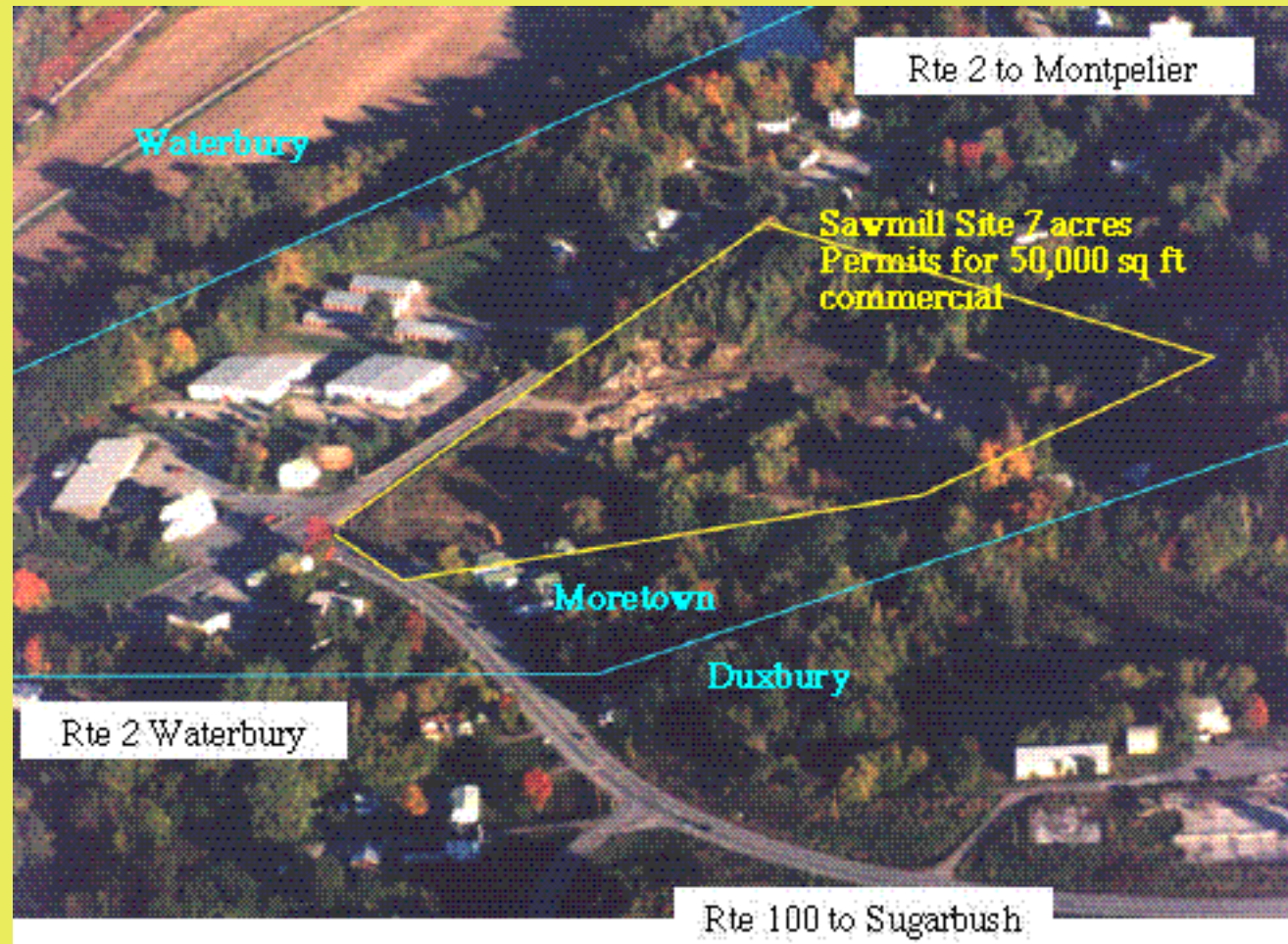


Pilgrim Park

- **Municipal Water & Sewer**
- **Multi-tenant or Free standing**
- **Build to suit your needs**
- **Easy access to I-89, Exit 10**

Sawmill Commons

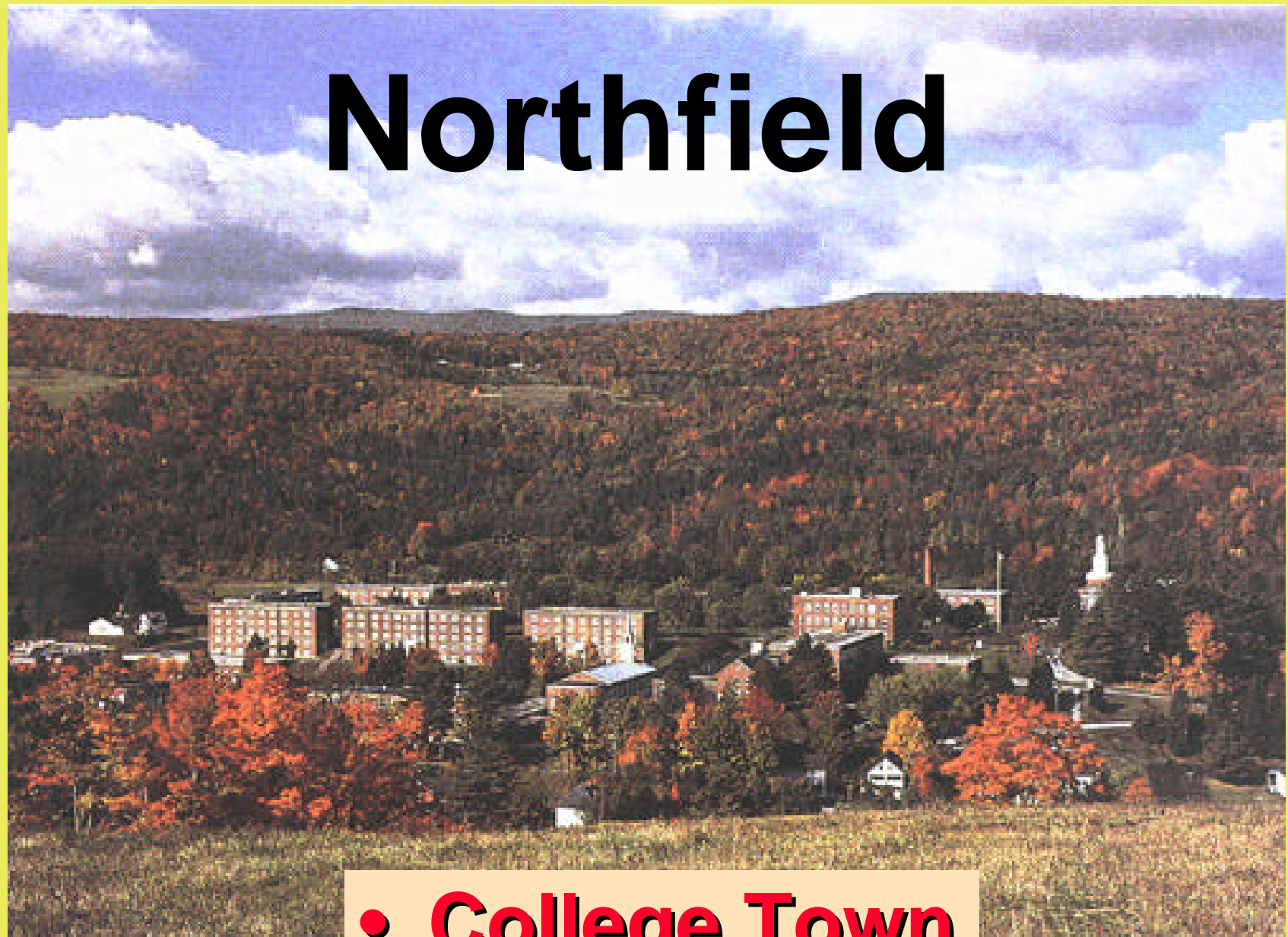
- Moretown Location
- Mixed Use Park
- Permitted 50,000 sq ft
- Off I-89 at Exit 10
- U.S. Rte 2 and 100
- Stedeley Partners



Local Contact
Ready To Assist

Steve Lotspeich
Waterbury Community
Development Committee
P.O. Box 9
Waterbury, Vt 05676
(802) 244-1012

Northfield



- **College Town**

Classic Vermont Village



Home To:

- **Norwich University**
- **Vermont College**
- **Cabot Hosiery**
- **TDS Communications**
- **Barry T. Chouinard, Inc.**
- **Northfield Savings Bank**
- **Northfield Wood Products**
- **and Opportunity For You**



With Existing Buildings ...



Sale or Lease

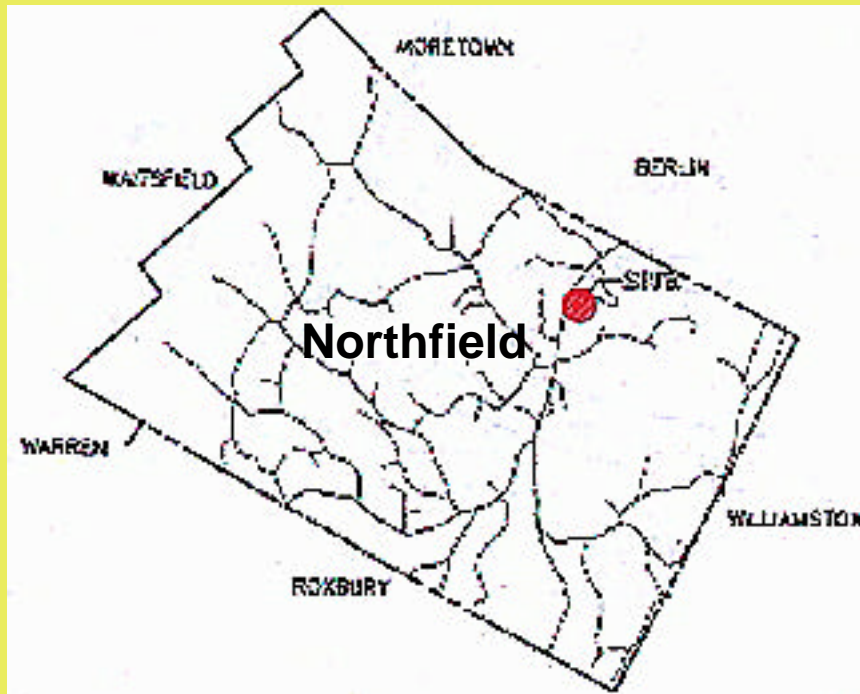
Former

Cabot Hosiery

- **15,600 square ft**
- **12-foot ceilings**
- **2 loading docks**
- **0.5-acre site**
- **\$150,000**

And Places To Build ...

Bean Industrial Park



- Home of Cabot Hosiery
- 30 Total Acres
- Adjacent to Village
- Public Sewer & Water
- Mountain Views

Bean Industrial Park

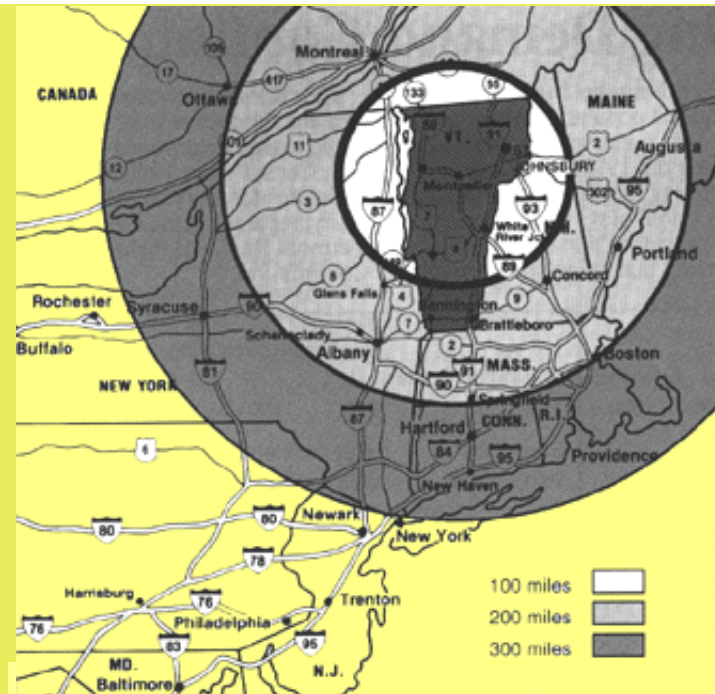


- **PHASE I**
 - 6 lots
 - 22 Acres
- **PHASE II**
 - 8 acres

Local Contact
Ready To Assist

Ed Gil de Rubio
Northfield Development
Northfield Municipal Building
Northfield, Vt 05663
(802) 485-6121

Convenient Market Access



**By Air
Rail
Truck
Automobile**



New York
300 miles
Montreal
132 miles
Boston
182 miles
Hartford
198 miles

Just Ask !

**Buildings, commercial parks,
and community data in this
presentation are only a small
sample of what Central
Vermont has available for you.**

Let Us Help You Find A New Home

Thank You !



For Your Interest In

Central Vermont

Here To Help...

Available Sites & Financing

CV Economic Development
Richard Angney
(802) 223-4654

Community Information

CV Chamber of Commerce
George Malek
(802) 229-5711

Prospective Site Analysis

CV Regional Commission
Susan Sinclair
(802) 229-0389