

# Northern Vermont Financial Corporation

**Arrowhead Industrial Park**  
Route 7, Shelburne, Vermont  
35± Acres

286,000 ft<sup>2</sup> Permitted Site

Railroad Access, Siding or Spur Available - Vermont Railway  
Adjacent Vermont Gas Pipeline and Green Mountain Power Utilities  
State Permits and Local Plan Approved  
Municipal Water and Sewer

- Land Use Permit # 4C0828
  - Water Supply & Wastewater Disposal Permit # WW-4-0068-1
  - Sewer Allocation of 4,500 gallons per day, extension expired 2/11/00 (allocation readily available with treatment plant upgrade completed Spring 2001)
  - Stormwater Discharge Permit # 1-0905 (needs renewal pursuant to revised regulations)
  - Town of Shelburne - Commerce and Industry Zoning District
  - At-grade railroad crossing constructed with all utility conduits pre-installed (requires FRA gate/light system for commercial use)
- ◆ Remarkable natural setting surrounded by the LaPlatte River and adjacent to Nature Conservancy lands
  - ◆ Fantastic distribution/warehouse and headquarters campus site
  - ◆ Potential commercial condominium project
  - ◆ Price: \$975,000

