



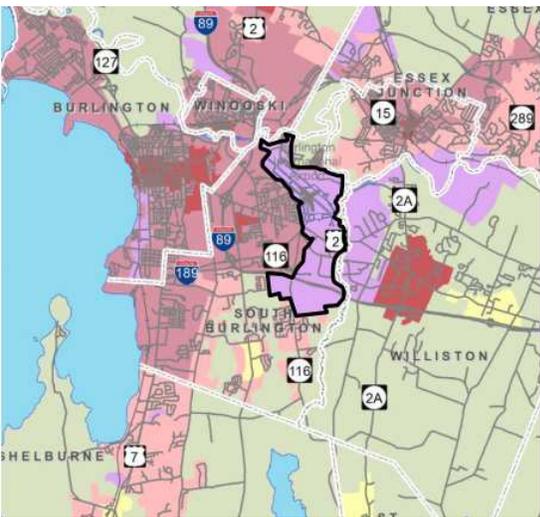
RIDGELINE

DISTRICT



With views of both the Adirondack and the Green Mountains, Ridgeline combines a mountain feel with family-friendly neighborhoods and access to everything from an international airport to a large university hospital, making the area's office parks and light industrial zones favored locations for both large and small employers.

1200 Acres of Planned Unit Development Zoning



IMMEDIATE OPPORTUNITIES

Active, well-maintained medical/office and light industrial parks provide immediate move-in or redevelopment opportunities for manufacturing and office space.

ACCESS WITH A VIEW

Stunning mountain views accompany bike paths and ample parking, making access both easy and beautiful.

PROXIMITY TO EMPLOYERS

Whether managing cloud services, manufacturing computer hardware, or providing specialized medical services to the most populated region in Vermont, major employers find value in locating along the Ridgeline.

Ridgeline boasts an employment density of up to 4300 jobs per square mile, according to www.Census.gov's On the Map. Part of the Burlington-South Burlington MSA, Ridgeline attracts a large labor pool with a diverse skill set drawn by the close proximity to urban and natural amenities and spectacular views.

The 2015 labor force working inside the Ridgeline Census Tracts (33.01 and 40.02 - Chittenden County, VT) skewed towards prime professional age, with 25.8 % of employees 29 years of age or younger, 54.2% between 30 and 54 years of age, and 19.9% of employees 55 years of age or older.

Chittenden County offers a highly educated workforce, which is reflected in Ridgeline employees: 23% have a bachelor's degree or higher, 24% have some college or an associate degree, while 22% have a high school or equivalent degree. Only 5% have less than a high school degree.

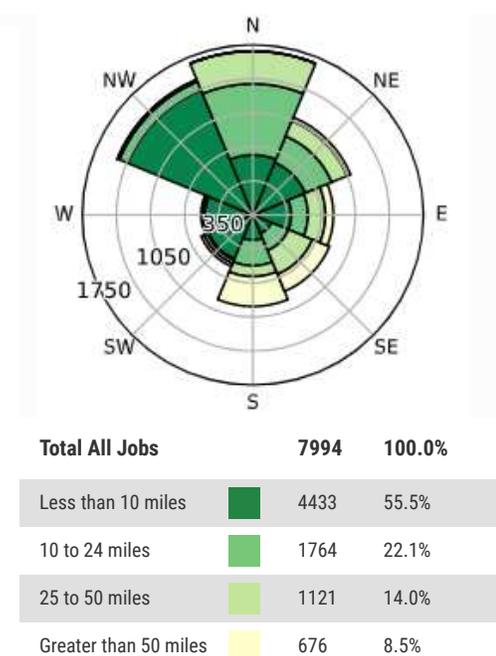
In 2015, wages for all jobs in this Census Tract tilted slightly towards the higher end due to the number of professional, administrative, medical, scientific and technology offices, with 48.4% of employees in 2015 earning more than \$3,333 per month, 30.9% earning \$1,251 to \$3,333 per month, and just over 20% of employees earning \$1,250 per month or less.

2015 Employment Profile for Ridgeline District

Industry	Employees	% Total
Admin and Support, Waste Management and Remediation	1011	12.6%
Construction	911	11.4%
Accommodation and Food Services	803	10.0%
Public Administration	723	9.0%
Professional, Scientific, and Technical Services	689	8.6%
Health Care and Social Assistance	588	7.4%
Manufacturing	508	6.4%
Other	2761	34.6%
Total Jobs	7994	100.0%

55% of workers commute less than 10 miles

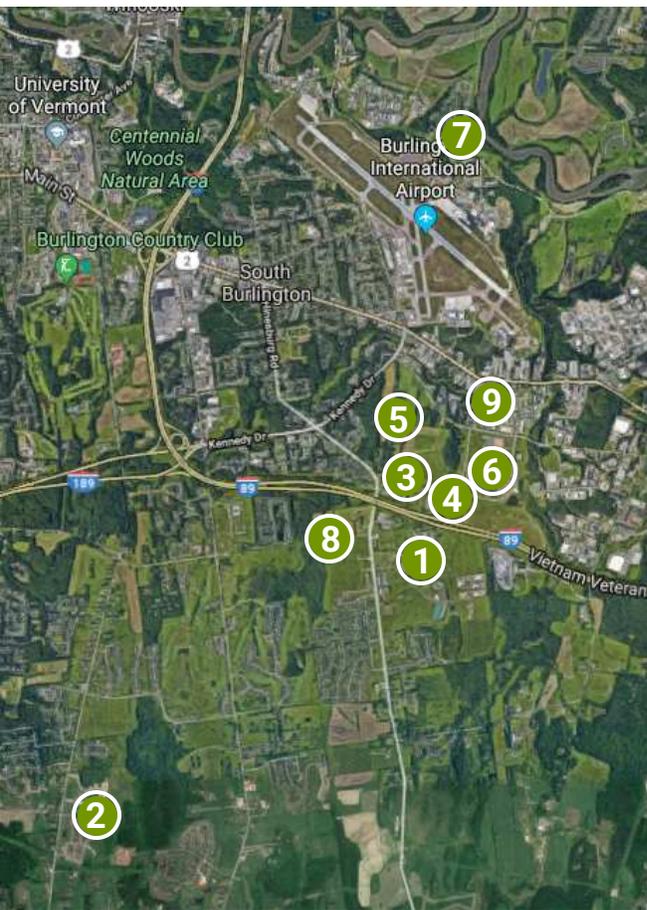
Job Counts by Distance/Direction in 2015: All Workers



Source: www.Census.gov - On the Map

RIDGELINE

DEVELOPMENT ACTIVITY OVERVIEW



- 1 Meadowlands Business Park
- 2 South Village
- 3 Tilley Drive Medical Center Campus
- 4 UVM Med Center Office Building (2019)
- 5 O'Brien Home Farm (2018)
- 6 Technology Park
- 7 Burlington Air National Guard Base
- 8 Hill Farm
- 9 Advanced Welding Institute

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South Burlington has more industrial park space than any other city in Vermont, and the Ridgeline District houses all of it. Originally a digital manufacturing plant, Technology Park has become a favorite of professional services companies like Symquest, Gallagher Flynn, and New England Federal Credit Union. Across I-89, Meadowlands Business Park is home to digital manufacturing giants Logic Supply, Dynapower, and Lane Press. The City is also part of a Foreign Trade Zone, which can provide cost benefits to some companies.

Patients all over the state travel to the Tilley Drive UVM Medical Center Campus to see specialists in cardiology, orthopedics, sports rehab, and diabetes. The original UVM Medical Center Campus is just a short drive away, providing convenience for hospital employees as well as for those who seek a comfortable and convenient community close to a regional hospital.

Ridgeline boasts some of the most sought-after neighborhoods in Chittenden County, desired for their gorgeous views and close proximity to area amenities. Communities like the recently developed South Village provide intentional living that marries community agricultural spaces and land conservation with high-density village-style homes, appealing to young professionals and families.

The Ridgeline District also benefits from the presence of the 158th Fighter Wing, Vermont Air National Guard, headquartered at Burlington Air National Guard Base. The Vermont Air National Guard is the first Air National Guard unit to fly the new F-35 Lightning II aircraft and serves both federal and state missions while managing and maintaining these innovative machines.

INFRASTRUCTURE

Major infrastructure in the Ridgeline District is already extensive, so development sites are less costly. I-89 provides easy **freeway access** from Ridgeline to Canada and Boston, and I-189 provides a quick connection to downtown Burlington and New York State.

The Burlington **International Airport** is directly accessible via Kennedy Drive, with multiple daily flights to New York City, Washington DC, Chicago, Canada and points south, serviced by five airlines. Heritage Aviation offers maintenance, support and **Fixed Based Operations** co-located with **U.S. Customs**. Green Mountain **Transit** provides service along Williston Road with 30-minute headways.

Much of South Burlington's 23 miles of off-road **bicycle facilities** connect and run through the Ridgeline District.

Employers have access to a modern, reliable telecommunications infrastructure from a choice of providers with **high-speed data communications**. Carriers include Century Link, FirstLight, Comcast, Verizon, and Consolidated Communications, as well as all major wireless service providers.

Green Mountain Power provides access to **three-phase electrical power** to all of South Burlington. **Natural gas** is provided by Vermont Gas via lines along public right of ways. The City has **water**, sewer and stormwater utilities: the Champlain Water District produces award-winning water in national taste tests and supplies water throughout South Burlington.

Sewer treatment for Ridgeline is supplied by the City's Bartlett Bay facility, while the City's **Stormwater** Utility provides technical assistance to facilitate compliance with the State's Municipal Separate Storm Sewer System requirements.