



2801 Court Street, Syracuse, NY

Summary of Property Information

Property Address:	2801 Court Street (Town of Salina) Syracuse, NY 13208
Known As:	Syracuse China
Legal Identification:	Tax Parcels: 67-1-11.1 Parcel with buildings 67-1- 9.2 Parcel with paved parking area 67-1-14.1 Vacant land parcel 67-1- 8.1 Vacant land parcel
Total Acreage:	112 +/- Acres
Size:	641,000 +/- Square Feet
Size Breakdown:	64,000 +/- SF of Office 184,000 +/- SF of High Bay Warehouse or Manufacturing 393,000 +/- SF of Manufacturing and Support Space
Ceiling Height:	9 +/- Feet in Office Areas 16 +/- Feet in Manufacturing and Support Areas 24 +/- Feet in High Bay Areas
Sprinkler:	Sprinklered, 8 – 10 inch looped, Central Alarm System
Zoning:	I-1 Industrial District (Town of Salina)
Power and Utilities:	Two 34.5 KV substations on site Two 2500 KVA substations on site 4160 Volt to 480 volt Natural Gas (Single 6" feed) Back up Propane Storage Municipal Water and Sewer
Parking:	1500 + Existing





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Floor Slab:	7 to 10" Reinforced Concrete in Manufacturing Sections 6" Reinforced Concrete in Warehouse Areas
Frame:	Steel Frame
Exterior Walls:	Metal Panel and Masonry Block
Column Spacing:	Varies throughout the facility 40' x 25' and 50' x 20' (Typical in High Bay areas) 25' x 20' and 50' x 20' (Typical in Manufacturing areas)
Roof:	Various Roof Systems Roof Analysis Available
Heating:	Two 350 HP Boilers Some Gas Forced Air Systems in various sections and office
Overhead Doors:	7 Full Truck Height Loading Dock Doors with Platform Levelers Numerous Drive-in Overhead Doors Capability to add a significant number of additions docks.
Lighting:	Metal Halide Lighting throughout Warehouse
Rail Service:	Yes, Direct Access to CSX with existing Sidetrack Two Rail Spurs enter the Property
Storage Silos:	8 - each 40 foot high x 15 foot diameter silos 1 - each 40 foot high x 12 foot diameter silo
Other amenities:	Conference Center included in Office Area IT Center with raised floor in Office Area





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Property Taxes:

The 2009 County property tax amounts are based on \$3,400,000 assessment on Parcel 67-1-11.1 that was in place at the time those taxes were levied. The assessment on this parcel has been reduced to \$2,707,000. The 2009-2010 School tax amount for 2801 Court Street shown below reflects that lower assessment. Also, the County tax amount on Parcel 67-1-11.1 included \$14,753.27 for Onondaga County Sanitary Sewer charges due to high volume use of water in Syracuse China's manufacturing process. Assessments on the other three tax parcels are expected to remain the same.

Street Address	Tax Parcel	2009 Assessment	2009 County Tax	2009-10 School Tax
2801 Court St.	67-1-11.1	\$ 3,400,000	\$ 51,238	\$ 75,549
3003 Court St.	67-1-9.2	\$ 1,038,000	\$ 11,139	\$ 28,586
Court St.	67-1-8.1	\$ 200,000	\$ 2,146	\$ 5,508
Factory Ave.	67-1-14.1	\$ 55,000	\$ 590	\$ 1,515
Totals (2009 County, 2009-2010 School Taxes)			\$ 65,113	\$ 111,158

Total Property Taxes: \$ 176,271 (\$.28 per SF)

