



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

FOR SALE

224 N. Main Street, Bldg K
Horseheads, NY

AVAILABLE: 310,000 SF MODERN MANUFACTURING AND DISTRIBUTION FACILITY IN HORSEHEADS, NY



For more information, please contact:

Michael J. Manzari, CCIM, SIOR
Managing Director/ Associate Broker
607 937 9720 ext. 301
mmanzari@pyramidbrokerage.com

8 Denison Parkway East, Suite 401
Corning, New York 14830
phone: +1 607 937 9720

Art Ross, SIOR
NGKF Regional



Avon Park South, 10 Tower Lane, Avon, CT 06001
Office: 860 678 2222

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

pyramidbrokerage.com

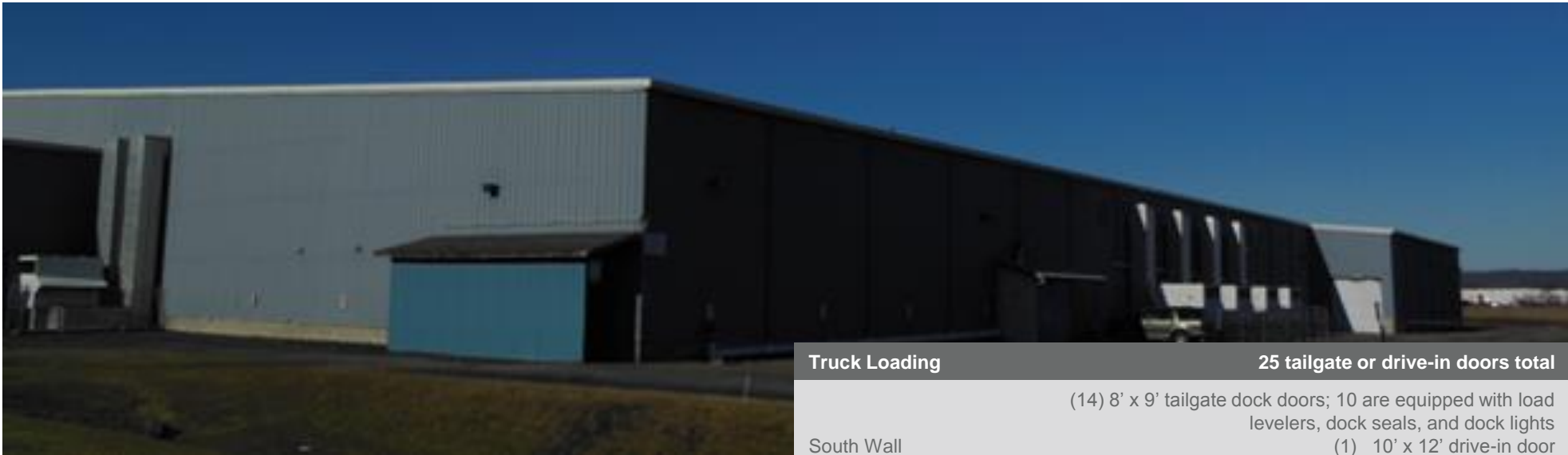
FOR SALE
224 N. Main Street, Bldg K
 Horseheads, NY


Total Available	310,000 SF	Basic Dimensions	
Total Lot Size	12.80	Total: 310,000 SF	South End: 245' x 417', plus garage offset: 104,675 SF Mezzanine Office: 10,560 SF
Extra Ground	Contiguous land to the north and east owned by another party, could be available for expansion purposes		Middle Section: 180' x 140', plus loading offset: 44,000 SF Mezzanine Office: 4,600 SF
Dates of Construction	South End: 1981- 115,235 SF, including 10,560 SF mezzanine Middle Section: 1997- 48,600 SF, including 4,600 SF mezzanine North End: 146,165 SF, including 10,040 SF mezzanine		North End: 380'x350', plus loading offsets: 136,125 SF Mezzanine Office: 10,040 SF
Parking Area	412 cars	Clear Ceiling Heights	South End: 22' at eave, 25'6" at center Middle Section: 20' at eave, 36' at center North End: 20' at eave, 36' at center
Building Condition	Excellent	Column Spacing	South End: 60' x 20' Middle Section: 20' x 60' North End: 20' x 70'
Zoning	Industrial	Office and Employee Support Area	40,525 SF of air-conditioned office and employee support space, including 25,200 SF of second floor space. Finish includes a combination of wall-wall carpeting and vinyl tiles, dropped acoustical ceiling tiles, and fluorescent lighting.
		Possession	Immediate

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.*

FOR SALE

224 N. Main Street, Bldg K
Horseheads, NY



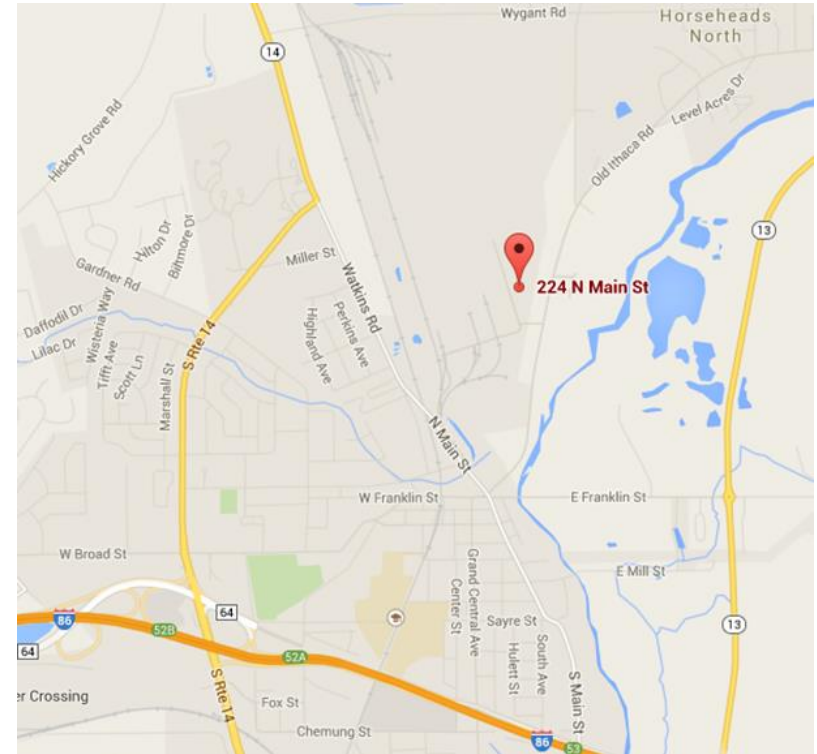
Construction	
Floors	6" Reinforced Concrete; with 10" reinforced concrete in Middle Section
Walls	Pre-engineered metal panels over vinyl covered fiberglass insulation
Columns	Steel Tubular
South End Roof	Rubber membrane over metal panel over vinyl covered fiberglass insulation; 2/3 replace in 2009/2011
Middle Roof	Standing seam metal over vinyl covered fiberglass insulation
North End Roof	Standing seam metal over vinyl covered fiberglass insulation

Truck Loading	25 tailgate or drive-in doors total
South Wall	(14) 8' x 9' tailgate dock doors; 10 are equipped with load levelers, dock seals, and dock lights (1) 10' x 12' drive-in door (2) 12' x 14' drive-in doors, providing access to a 32' x 50' garage area
West Wall	(1) 8' x 9' tailgate dock door equipped with a load leveler (1) 8' x 14' drive-in door (1) 12' x 14' drive-in door (1) 12' x 14' overhead door, providing access to a loading platform at dock height on 2 sides and a grade level ramp on the other side
Northeast Corner	(2) 12' x 14' drive-in grade level overhead doors, providing access to a 20' x 104' drive-thru interior loading area
Northwest Corner	(2) 12' x 14' drive-in doors; one provides access to a 67' interior loading area, and the other provides access to a 19' x 55' garage area
Bridge Crane	5-ton Shepard Niles bridge crane located along the north wall of the facility, cab operated having a 36' span and 370' travel, and equipped with a pneumatic forklift for bar steel
Rail	Norfolk & Southern Rail provides service to the industrial park. Presently, the rail spur to the southwest end of the property is inactive

FOR SALE

224 N. Main Street, Bldg K
Horseheads, NY

Systems	
Power	Supplied by: New York State Electric & Gas Primary feed rated at 12,000 Volts South End: (2) main switch gear rated at 4,000 amp, 480/277 volt, 3 phase, 4-wire each North End: (2) main switch gear rated at 6,000 amp, 6000/480/277 volt, 3 phase, 4-wire each
Lighting	T-5 energy efficient units throughout. Exterior lighting is provided by wall mounted halogen units
HVAC Heat	South End: 2 gas-fired Jackson Church air rotation units rated at 750,000 BTU/hour each Middle Section: 4 pad mounted gas-fired Reznor units rated at 2,250,000 BTU/hour and 1 rated at 291,000 BTU/hour North End: 6 pad mounted gas-fired Aeon NHAV units; 5 rated at 461,7000 BTU/hour and 1 rated at 291,000 BTU/hour
HVAC Air Conditioning	South End: Most of this end of facility is air conditioned via 4 Trane AC units rated at a total of 55 tons, and 3 York AC units rated at a total of 55 tons North End: 6 pad mounted Aeon units rated at a total of 274 tons
Gas	Supplied by New York State Electric & Gas Medium-pressure service via a 2" line, rated at 57 psi



Water	Municipal system supplied by Village of Horseheads 10" main; 6" & 10" Lines
Sewer	Municipal system supplied by Chemung County Sewer District. 12" main reduced to 8"; (2) 6" lines
Storm Water	The facility operates with a no-exposure storm water certificate via 3 trenches tied to one capped outflow.
Sprinklers	100% coverage via a wet system with (10) risers, and a dry system in the northwest loading offset with a separate riser. Most of the system is rated at .20 gpm per square foot, over the most remote 3000 square feet, with a flow rate of 654 gpm at 44-64 psi
Compressed Air	Compressed air lines throughout the manufacturing areas