

# FOR SALE

199,628 ± SF on 111.06 Acres



## RESEARCH CAMPUS

729 Route 31, Macedon, NY

**Alessandro Ceres**

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+1 585 248 9426 x 335

*Engineering, Research and Manufacturing Facility*



# PROPERTY OFFERING

The property consists of 3 main buildings and 3 accessory buildings totaling 199,628 square feet on one tax parcel of 111.06 acres.

Building 1 consists of a south building and a north building, both 3-stories tall, accessed by passenger elevator and multiple staircases. The ground floor has a kitchen with a walk-in cooler, cafeteria, 2 loading docks, 1 grade door, an industrial warehouse area, 5 testing labs with independent environmental controls, environmental chambers, and 3 walk-in thermal test chambers. The second and third floors are primarily office space.

Building 2 is located adjacent and to the rear of the Building 1 and consists of a single-story building constructed in 2 phases, originally 25,000 in 1983 and a 14,224 sq ft addition in 1990. A separate masonry 900 sq ft storage building features an additional loading dock.

The 3<sup>rd</sup> main building, the rearmost structure, is a single-story wood construction Pole Barn warehouse with 2 loading docks and 1 ground level overhead door. Dimensions are 60 x 440 ft and the clear height is 12 ft under trusses.

Formerly a global research campus for packaging films with significant electrical power and high-pressure natural gas services.



Building Size:	±132,660 sq ft
Floors:	3
Office Area:	±100,000 sq ft



Building Size:	±39,224 sq ft
Floors:	Single floor with utility mezzanine
Office Area:	6 offices



Building Size:	±26,400 sq ft
Floors:	1
Doors:	2 Truck docks, 1 grade door



Parcel Size:	±111.06 acres
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# BUILDING 1 HIGHLIGHTS

Building 1 consists of a south building and a north building which is a 3-story, elevated structure. The 2nd and 3rd floors of the building, have been exclusively office space. The ground floor has ±26,775 sq ft of industrial warehouse and 5 testing labs (±5,500 sq ft) with independent environmental controls, environmental chambers, and 3 walk-in thermal test chambers. 45-50 ft tower capability in the south building.

Size:	±132,660 sq ft
1 <sup>st</sup> Floor:	±66,267 sq ft
2 <sup>nd</sup> Floor:	±36,364 sq ft
3 <sup>rd</sup> Floor:	±30,029 sq ft
Clear Height:	Up to ±20 ft
Loading:	2 Truck docks, 1 Grade door
Parking:	± 265 cars
Year Built:	South Bldg. 1960; North Bldg. 1970
Water/sewer:	Public supplied
Fiber Optic Service:	2 feeds from 2 separate suppliers
HVAC:	100%
Elevators:	1 personnel elevator servicing 3 floors
Sprinkler:	100%
Kitchen/cafeteria:	North building
Electric Feed 1:	3 phase 4 wire 277/480V 1500kVA
Electric Feed 2:	3 phase 4 wire 277/480V 1000kVA



Electrical Distribution	Amps	Volts	Phase	Hz
Building 1-2	800	480	3	60
Building 1-3	700	480	3	60
Building 1-5	1600	480	3	60
Building 1 South Boiler Rm	1600	480	3	60
Building 1 North Boiler Rm	1000	480	3	60

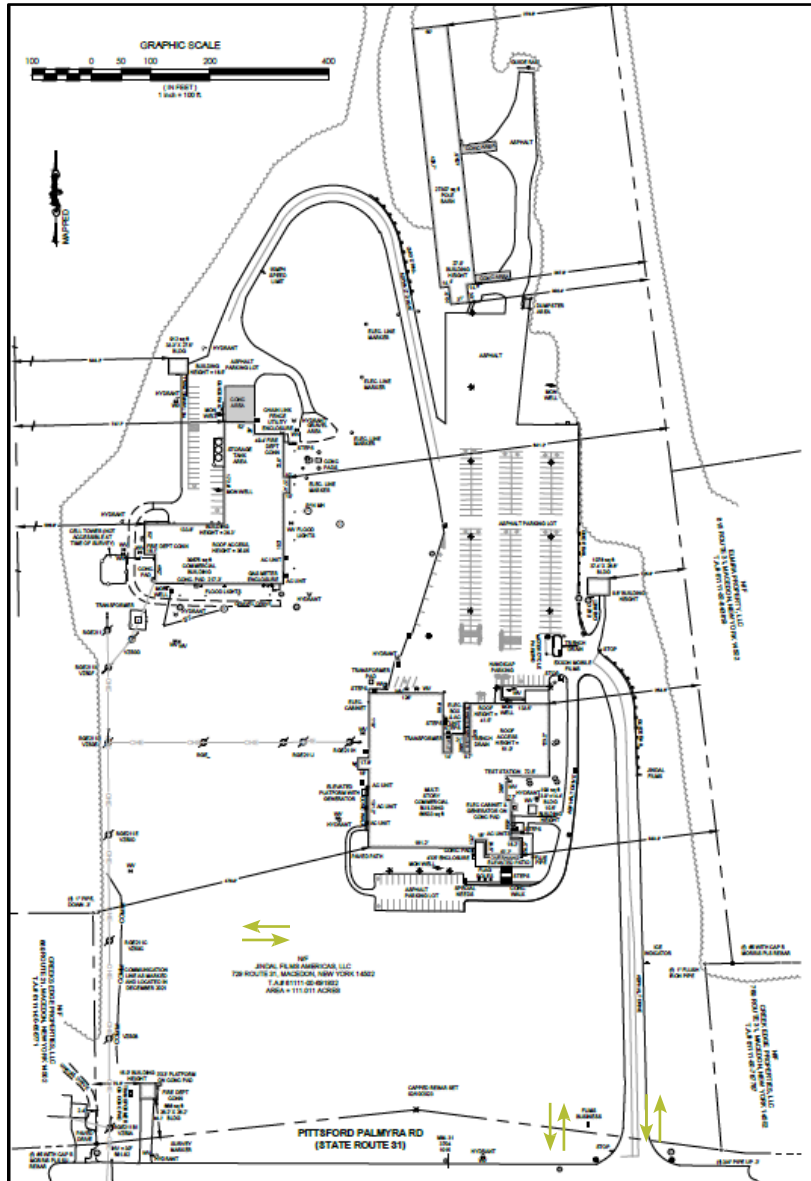
# BUILDING 2 HIGHLIGHTS

Building 2 is located adjacent to the Building 1 and consists of 2 connected single-story buildings which were built in 1983 and 1990. It features 4 loading docks, 2 drive-in doors, 21' 4" clear heights, and 6 offices

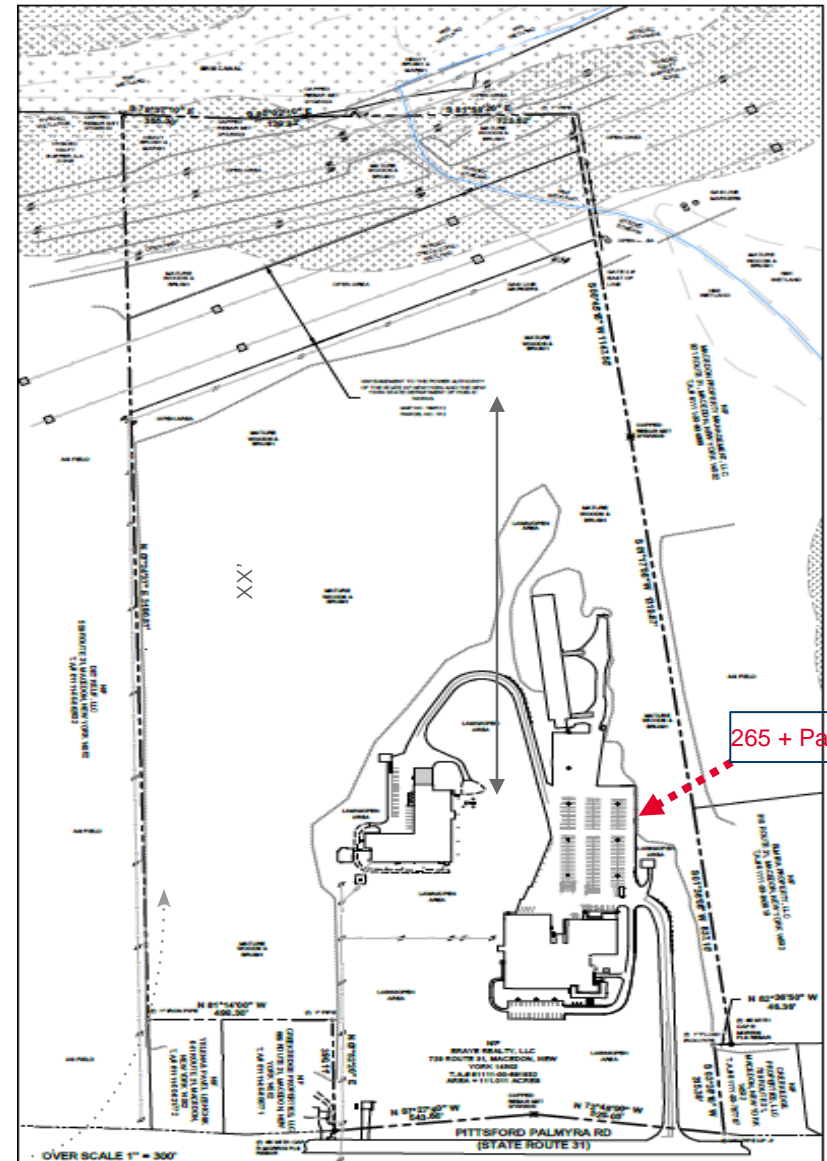
Size:	±39,224 sq ft
Floors:	1 floor with a utility mezzanine
Office Area:	6 offices
HVAC:	Heat only
Clear Height:	±21.33 ft
Loading:	4 Truck docks, 2 Grade doors
Parking:	± 30 cars
Year Built:	1983 and 1990
Water/sewer:	Public supplied
Natural Gas:	4" dia. high pressure (7.5 psi) w/ site branching/isolation
Sprinkler:	100%
Electric Substation 1:	12,470V 3 phase Delta Pri/480V Delta Sec 3250 kVA
Electric Substation 2:	12,470V 3 phase Delta Pri/480V Delta Sec 3750 kVA



Electrical Distribution	Amps	Volts	Phase	Hz
Building 2-1	3200	480	3	60
Building 2-2	4000	480	3	60



Pittsford Palmyra Road



# SITE PLAN

## 199,628 SF

# A DRIVING WORKFORCE

Businesses have capitalized on our area's highly-educated workforce, research centers of excellence, and industry expertise in fields such as energy innovation, life sciences, food and beverage manufacturing, software and IT, optics, photonics, and imaging.



35,750  
**POPULATION**  
*Within 5 Miles*



\$130,408  
**AVG. HH INCOME**  
*Within 5 Miles*



52.9%  
**BACHELORS DEGREE +**  
*Within 5 Miles*



44.2  
**AVG. AGE**  
*Within 5 Miles*

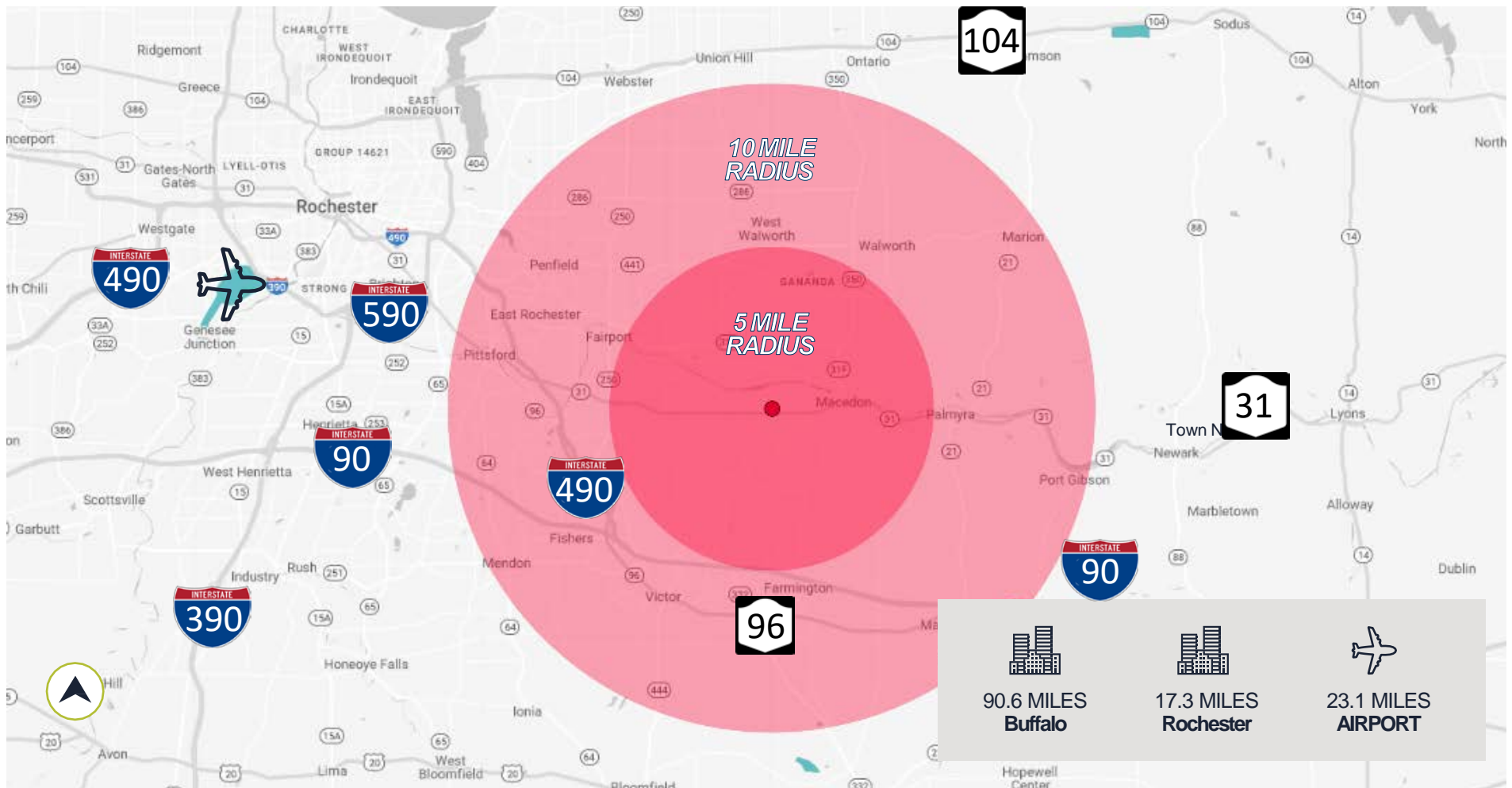
171,081  
**POPULATION**  
*Within 10 Miles*

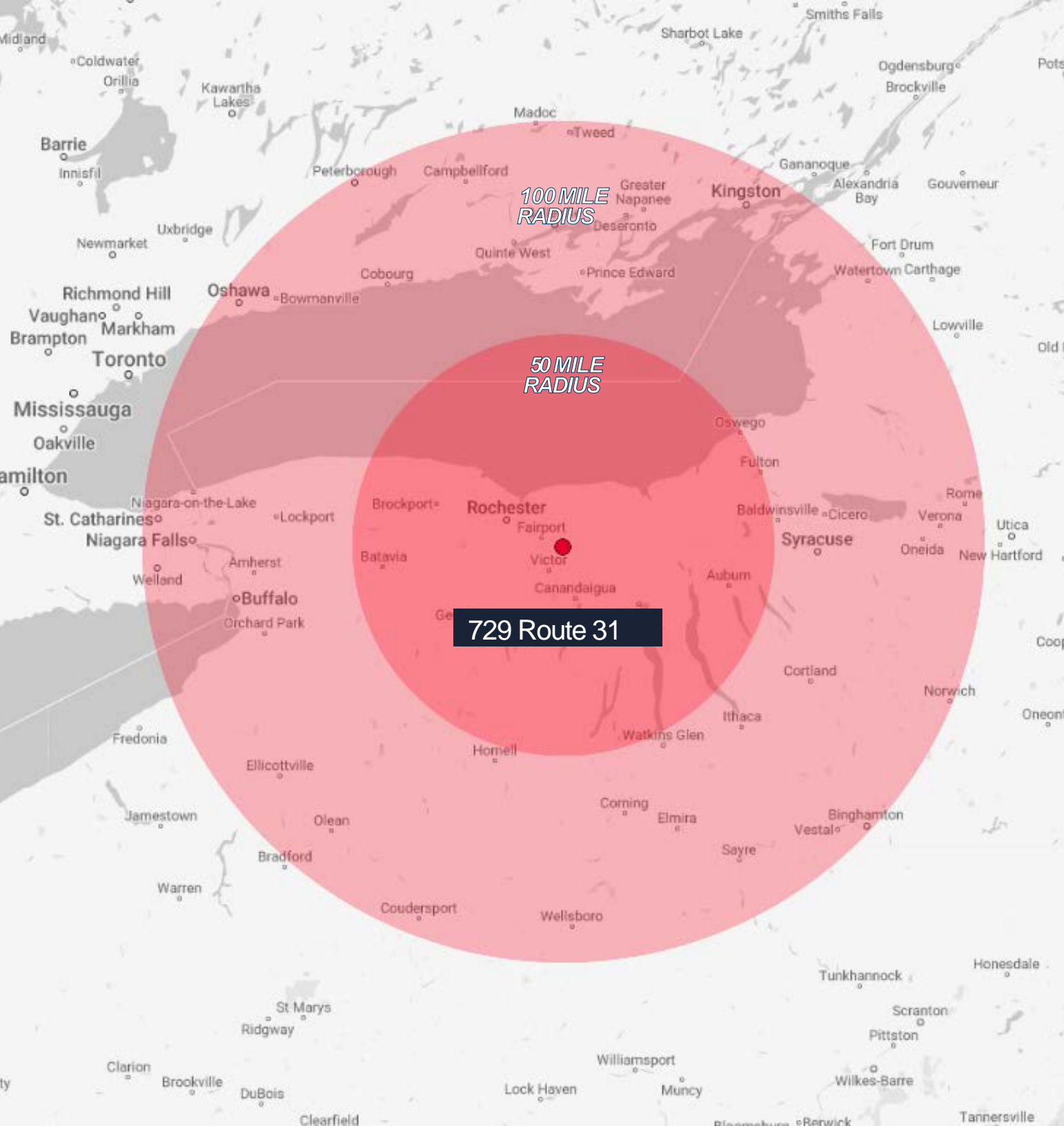
\$127,345  
**AVG. HH INCOME**  
*Within 10 Miles*

55.4%  
**BACHELORS DEGREE +**  
*Within 10 Miles*

44.1  
**AVG. AGE**  
*Within 10 Miles*

\* Serviced by regional bus line.





100 MILE RADIUS

50 MILE RADIUS

729 Route 31

**8 MILES**

INTERSTATE I-90

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**20 MILES**

University of Rochester

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**18 MILES**

RIT

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**82 MILES**

University of Buffalo

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**73 MILES**

Syracuse University

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**75 MILES**

Cornell University





# CONTACT INFORMATION

## **Alessandro Ceres**

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