

FOR SALE – ASKING \$3,500,000

INDUSTRIAL COMPLEX

Property Highlights

- 11 buildings situated on 50.79 acres
- Zoning: Industrial
- Ceiling heights: 21ft to 32ft
- 9 drive-in doors
- **Multiple Electric Services:**
1200-amp, 600-amp 480/270-volt - 3 Phase electric in some buildings
- Free-standing quality office building
- Built between 1977 - 1990's
- Clear span
- Exceptional highway access and visibility
- Tax Map #'s: 141.00-1-37 & 141.00-1-38
- **Taxes**
Town & County: \$ 37,749
School: \$ 49,789
Total: \$ 87,538



EXCLUSIVE CONTACT

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Southern Tier Expressway (NY 17)

(NY 434)

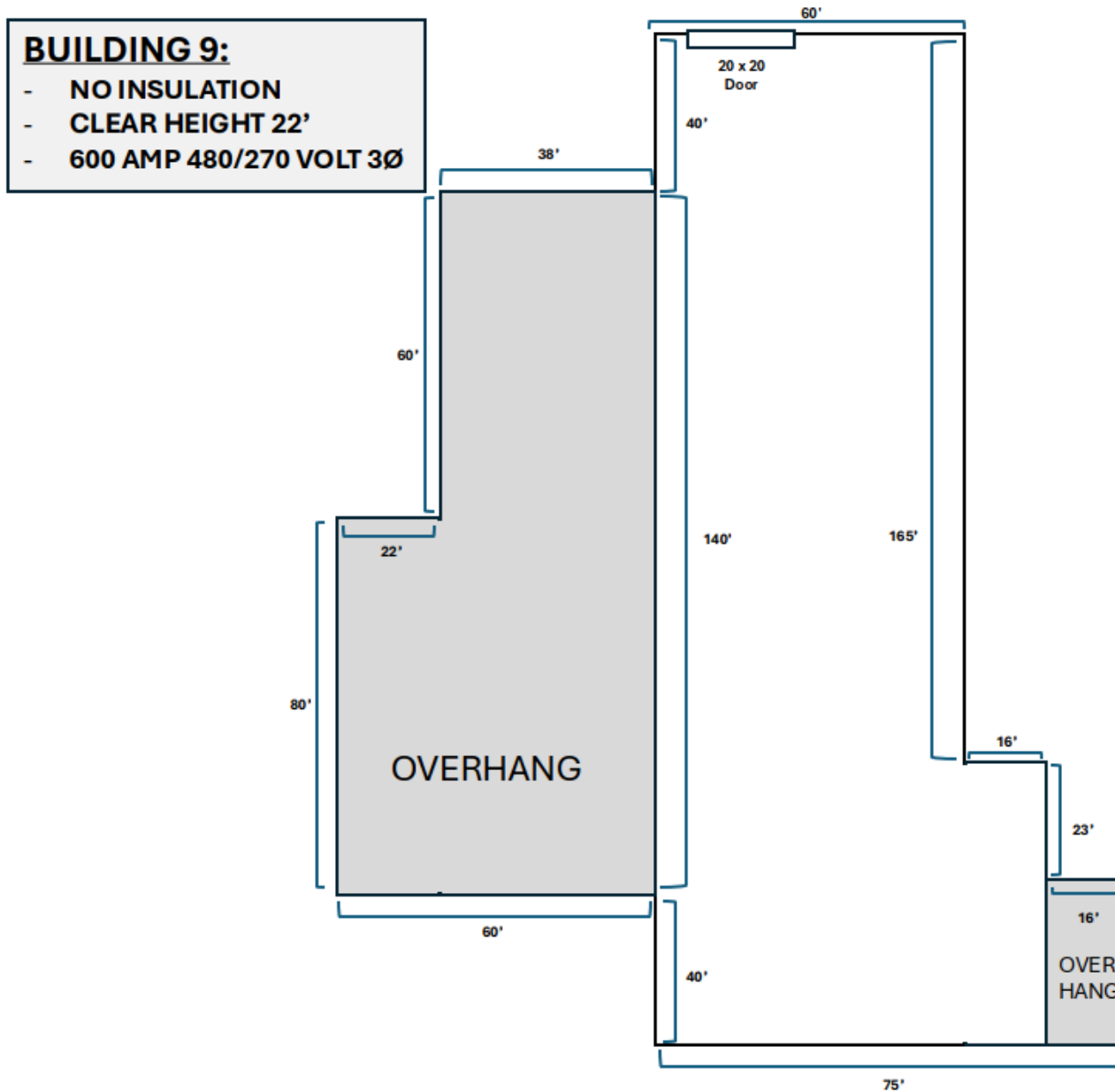
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3716 State Route 434
Apalachin, NY 13732

| <u>Building Number</u> | <u>Dimensions/SF</u> | <u>Ceiling Height</u> | <u>Electric Service</u> | <u>Insulation</u> | <u># Drive in Doors</u> | <u>Comments</u> |
|------------------------|---|-----------------------|--------------------------------|-------------------|-------------------------|--|
| 1-Office Building | 2,600+/- | 8-9' +/- | 120 amp | yes | N/A | 4 offices, 1 conference, 2 baths, full finished basement, new shingle roof 202 w/ decking and insulation |
| 2-Kilns/Boiler House | 15,000 +/- | 14'-21' | 1200 amp, 250 Volt, 3 Phase | yes | 1 door 14' | Houses main waste wood boiler, rubber and metal roof, small repair garage and office area |
| 3- Storage | 175'x50'/8,750+/- SF | 24' | 120 amp | no | N/A | Two sided open air drying shed. Metal walls/roof. Concrete floor approx 6" |
| 4- Storage | 175'x50'/8,750+/- SF | 24' | 120 amp | no | N/A | Two sided open air drying shed. Metal walls/roof. Concrete floor approx 6" |
| 5- Storage | 175'x50'/8,750+/- SF | 24' | 120 amp | no | N/A | Two sided open air drying shed. Metal walls/roof. Concrete floor approx 6" |
| 6- Storage | 180'x50'/9,000+/- SF | 24' | N/A | no | N/A | Two sided open air drying shed. Metal walls/roof. Concrete floor approx 6". No electric. |
| 7- Manufacturing | 75'x175'/13,125+/- SF | 28' | 480&600 Amp, 272 Volt, 3 Phase | yes | 2 doors 20' | Metal building with metal roof and concrete slab. Drive through doors located at opposite ends. 14'x165 covered overhang. |
| 8- Manufacturing | Covered Storage/7,000+/- SF Main Bldg/23,000+/- SF | 32' | 600 Amp, 480/270 Volt, 3 Phase | yes | 2 doors 18' | Metal building with covered overhang and drive-in doors opposite one another. 7.5-ton crane in place. Concrete slab floor. |
| 9- Storage | 52'x100'/5,200+/- SF | 23' | 30 Amp | no | N/A | Three walled metal pole barn. Concrete slab floor. |
| 10- Storage | 70'x100'/7,000+/- SF | 21' | 30 Amp | no | 3 doors 18' | Four walled metal pole barn. Concrete slab floor. |
| 11- Manufacturing | Covered Storage/2,800+/- SF Main Bldg/31,900+/- SF | 22' | 600 Amp, 480/270 Volt, 3 Phase | no | 1 door 20' | Metal Building with significant covered outdoor storage. 7.5-ton crane in place. |





BUILDING 10:

- INSULATED
- CLEAR HEIGHT 32'
- 600 AMP 480/270 VOLT 3Ø
- 2 X 18' DOOR
- 7 ½ CRANE

