



For Sale: Industrial Property

# 87, 89 & 95 Mill Street

Liberty, NY 12754

## Property Information & Building Features

<b>Market</b>	Sullivan County	<b>Foundation</b>	Slab-on-grade
<b>Building Size</b>	Approx. 239,404 SF (+200K of warehouse, production & storage)	<b>Roofing</b>	Masonry & Masonry/Steel
<b>Lot Size</b>	+17 Acres (10 Parcels)	<b>Drive-in Doors</b>	2
<b>No. of Buildings:</b>	2	<b>Dock Doors</b>	10
<b>Building Class</b>	Industrial/Manufacturing	<b>Parking Spaces</b>	230
<b>Roads/Major Intersections</b>	NYS Route 17	<b>Trailer Spaces</b>	70+
<b>Year Occupied</b>	1998	<b>Expansion Years</b>	2004, 2011, 2015, 2023

## Detailed Property Description

This property is located approx. ¼ mile from NYS Route 17 in the Town of Liberty, NY.

The Town of Liberty, in Sullivan County NY, sits northwest of New York's Orange County (OC) submarket, which is a vibrant industrial market for logistics space given its proximity to major thoroughfares that serve metro and upstate New York. OC contains roughly 36.1 million square feet of industrial space.

The site is located 110 miles northwest of New York, NY. It was previously used for food production as well as receiving and distribution. Normal operations consist of regular truck traffic for receipt and delivery of product, 24 hours a day 7 days a week. The site is secured by fencing and gated.

## For More Information



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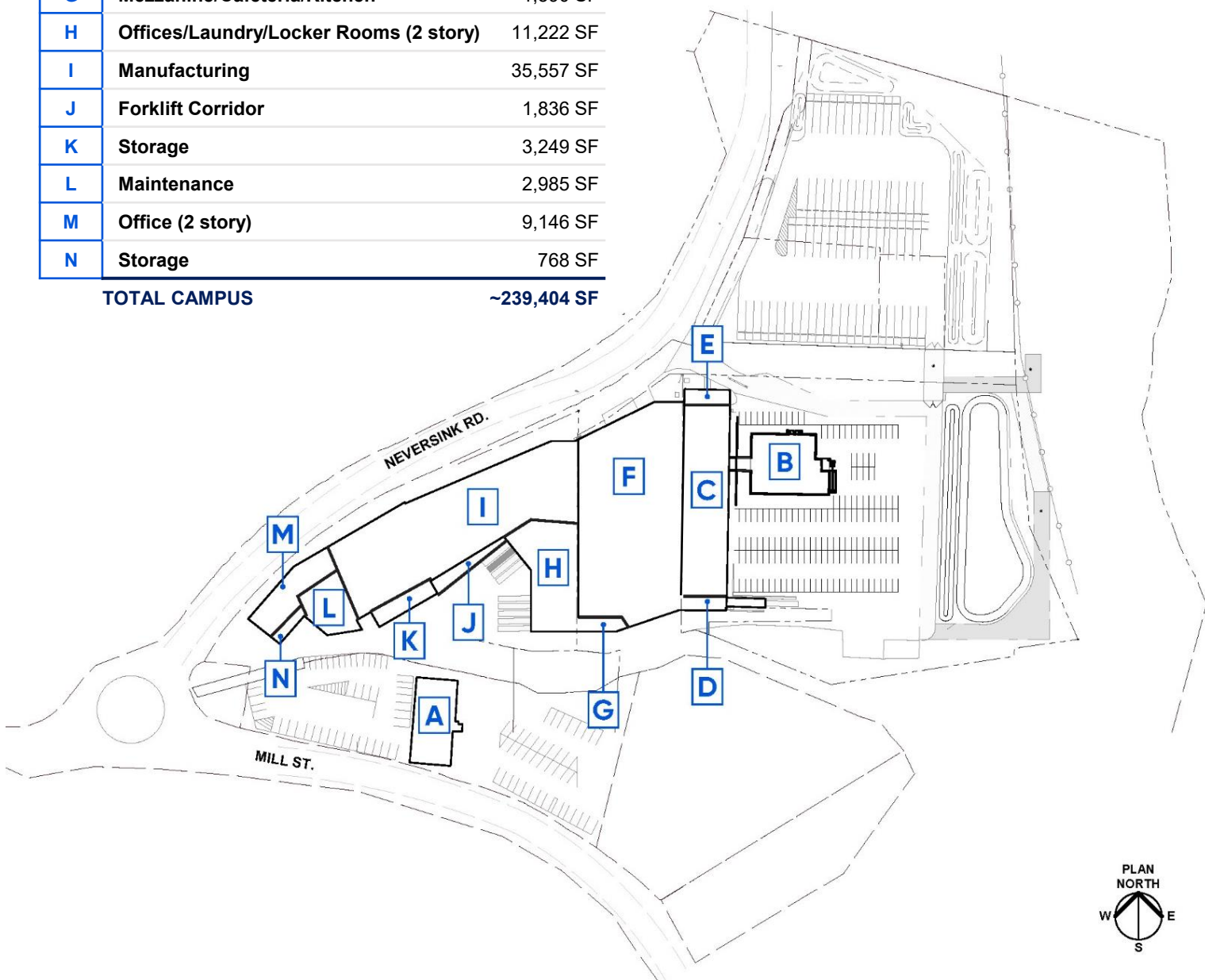
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<b>A</b>	<b>Research Building (2 story)</b>	11,678 SF
<b>B</b>	<b>Office Expansion Building</b>	10,987 SF
<b>C</b>	<b>Storage Building (2 story)</b>	41,000 SF
<b>D</b>	<b>Loading Dock</b>	1,393 SF
<b>E</b>	<b>Loading Dock</b>	1,393 SF
<b>F</b>	<b>Warehouse (2 story)</b>	106,600 SF
<b>G</b>	<b>Mezzanine/Cafeteria/Kitchen</b>	1,590 SF
<b>H</b>	<b>Offices/Laundry/Locker Rooms (2 story)</b>	11,222 SF
<b>I</b>	<b>Manufacturing</b>	35,557 SF
<b>J</b>	<b>Forklift Corridor</b>	1,836 SF
<b>K</b>	<b>Storage</b>	3,249 SF
<b>L</b>	<b>Maintenance</b>	2,985 SF
<b>M</b>	<b>Office (2 story)</b>	9,146 SF
<b>N</b>	<b>Storage</b>	768 SF

**TOTAL CAMPUS**

**~239,404 SF**



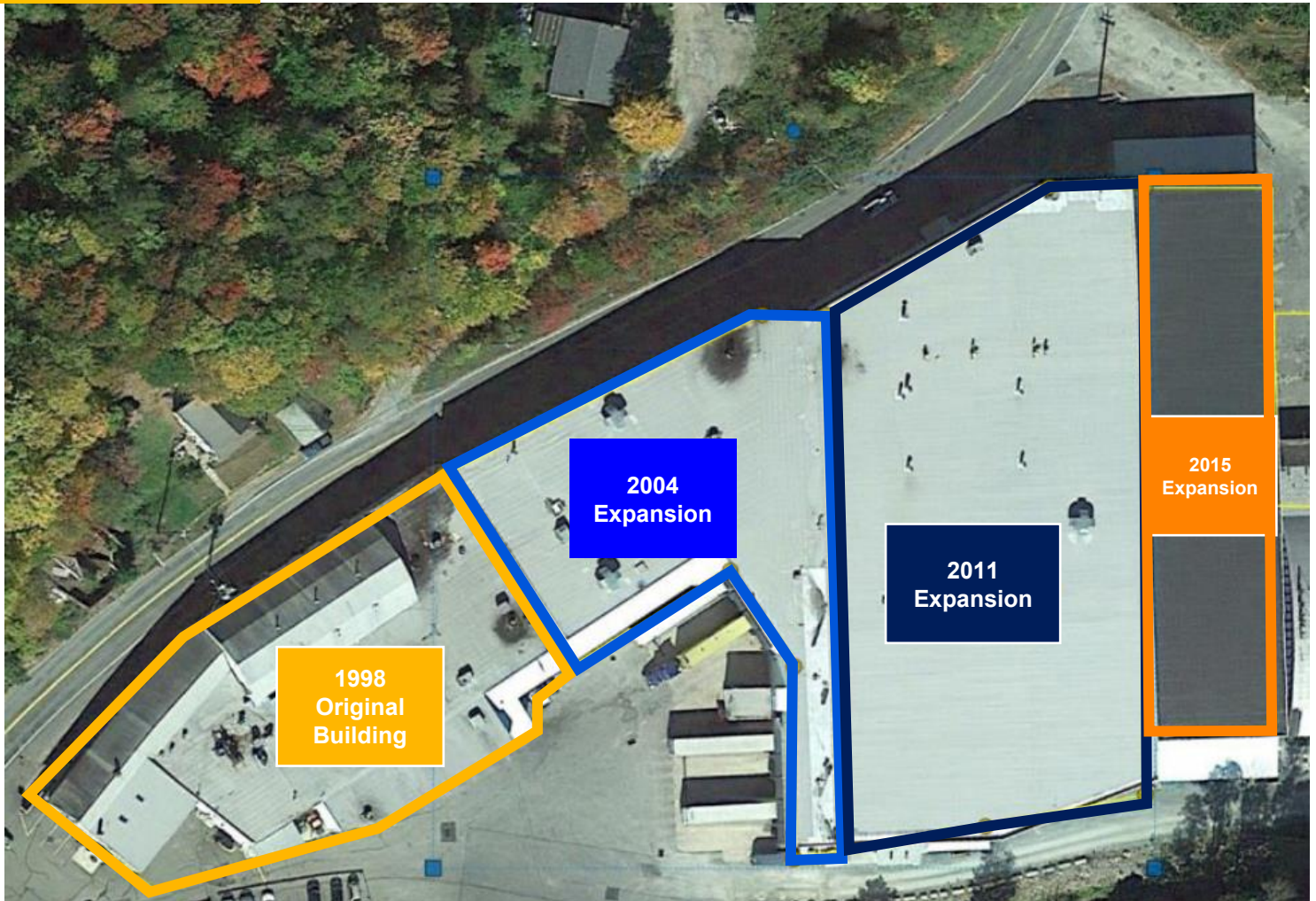


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## Expansion Areas



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2023 Expansion Offices

### Additional Office Information

#### Primary Facility Office Spaces

- Newer office structure on the far east portion of the facility was completed in 2023 = 10,987 SF
- In the original 1998 portion of the facility on the west part of the site, there are two floors of office space = 9,146 SF
- Both offices are covered by a sprinkler system and fire alarm system
- Separate 11,678 SF office research building on the south side of the site



The Site/Parking Lot

### Additional Building/Site Information

#### The Site

- Accessible for trucks from two entrances, one off Mill Street and the other off Neversink Road (Rte 52)
- **Auto Parking:** Approx. 230 spaces
- **Trailer Parking:** Approx. 70+ spaces with land for additional parking
- **Docks:** Nine (9) recessed dock positions servicing the warehouse in the center facing west, plus a 10<sup>th</sup> on the south side facing east
- **Fencing:** Site is enclosed with fencing on all sides. Fencing is galvanized chain link 7' high plus 1' of three-strand barbed wire

#### Primary Facility

- **Original 1998 Building:** 30,000 SF of warehouse/production space w/ 17'2" clear height plus 9,146 SF of office
- **2004 Expansion:** +23,000 SF w/ 25'7" clear
- **2011 Expansion:** +53,300 SF of warehouse w/ 22'10" clear + 53,300 SF of basement level w/ 12'6" clear
- **2015 Expansion:** +20,500 SF w/ 20' clear + 20,500 SF of basement level space

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## Services and Additional Building Details

**Sewer**

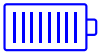
There are three (3) taps into the municipal sewer system as follows:

- 4" line out from one production area which discharges into a pair of holding tanks. These holding tanks are 1,500 and 1,500 or 2,000 gallons each (size of the second tank unknown). Once treated with a Trapzilla grease separator and an effluent baffle, the tanks discharge treated water into the sewer via a 4" line.
- 4" line out from the second production area which discharges into a trio of holding tanks. These holding tanks are 1,500, 2,000, and 2,000 gallons respectively. Once treated with a Trapzilla grease separator and an effluent baffle, the tanks discharge treated water into the sewer via a 4" line.
- There is a third 4" line discharging bathroom/office wastewater into the sewer.

**Water**

There are three (3) water services into the building, however there are only two (2) water meters. They are as follows:

- Domestic to Front Office: 3/4"
- Domestic to Warehouse next to the #2 Sprinkler Riser: 2"
- Unmetered Fire Service in that same location next to #2 Riser: 6"

**Power**

There are a total of four (4) electrical services into the building as follows:

- 4000A 480/V/277Y service mfg. 2007
- 4000A 480V/277Y service mfg. in 2008
- 2000A 480/220V service mfg. in 2024
- 5000A 208Y/120V service mfg. in 2012

**Natural Gas**

There is no natural gas into the building. There are however propane tanks. There is one large tank servicing the main warehouse and 4 smaller ones attached to the separate office research building.

**Mechanical Systems**

The warehouse is heated by gas-fired linear radiant heaters and gas fired unit heaters (GUH's). There are several ceiling mounted circulation fans and high volume low-speed (HVLS) fans for air flow. The former "puffing line" area in the center of the facility is climate controlled by one (1) 65 ton and three (3) 55-ton mechanical units that maintain 72 degrees in the space.

**Fire System**

The warehouse and offices are covered by a sprinkler system. There is no fire pump to support the sprinkler system, but a 6" service from the street which then service the six (6) zones of the facility. Each zone is understood to be between 330 GPM at 65 PSI and 360 GPM at 85 psi.



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2004 Expansion Warehouse



2015 Expansion Warehouse



2015 Expansion Warehouse



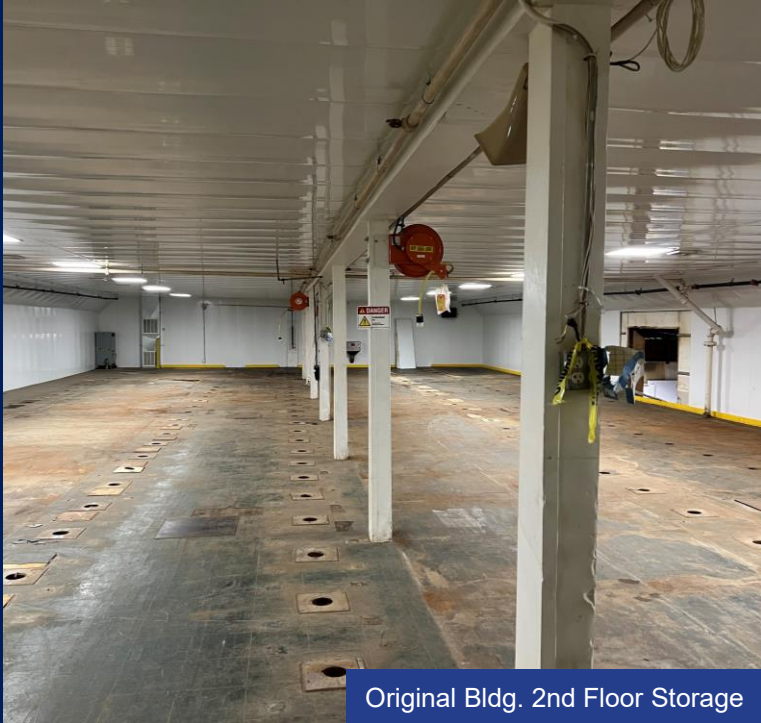
2004 Expansion Warehouse



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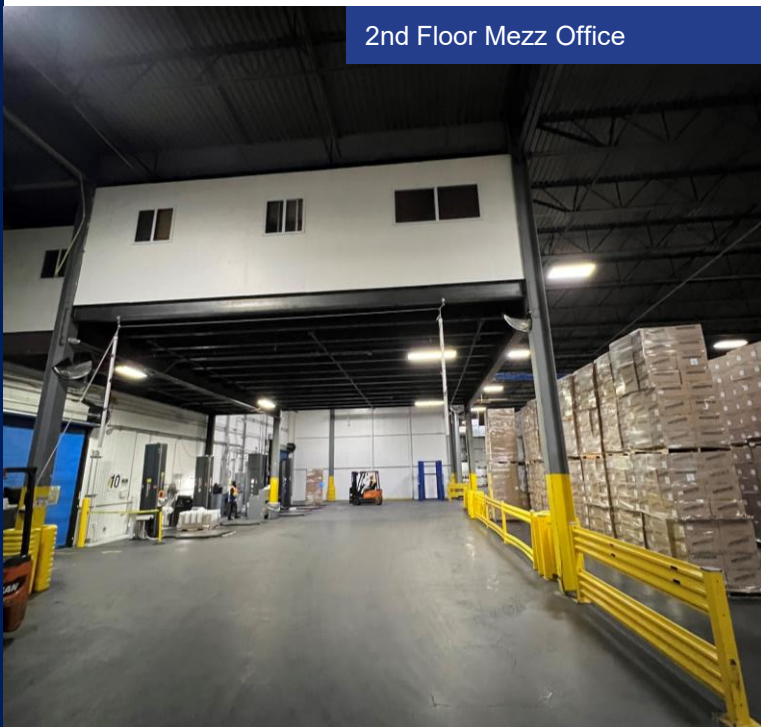
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Original Bldg. 2nd Floor Storage



2015 Expansion Warehouse



2nd Floor Mezz Office



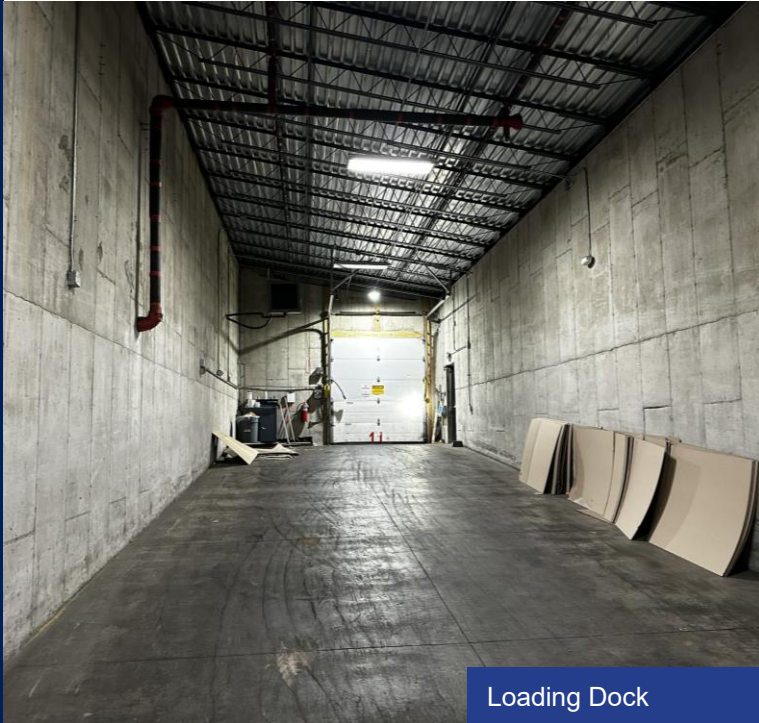
2004 Expansion Warehouse



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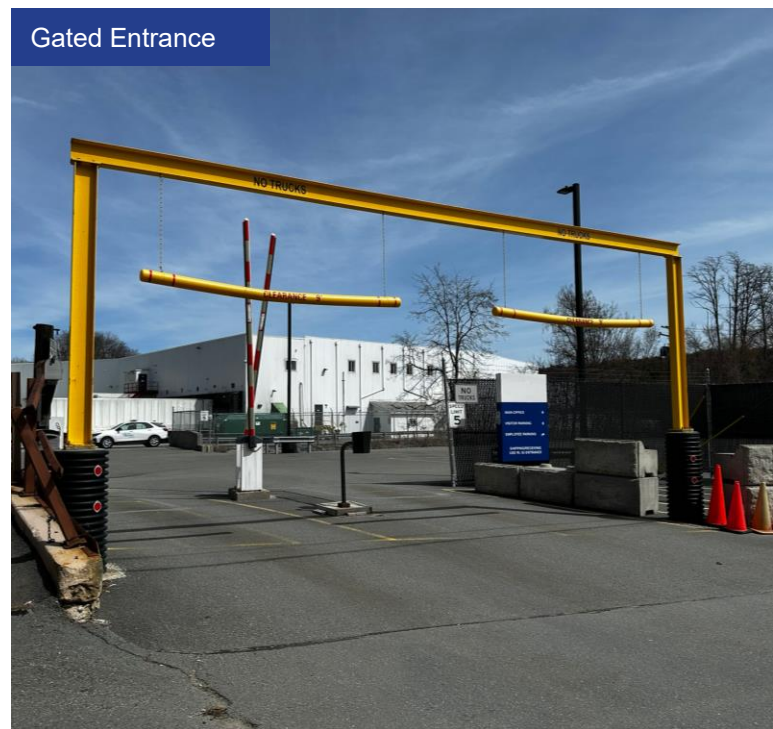
Loading Dock



Conference Room



Part of Office Building



Gated Entrance



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## Liberty, NY Market Overview

<b>Market</b>	Sullivan County Industrial	<b>Availability Rate</b>	3.4%
<b>Inventory</b>	1.6 MM SF	<b>Average Asking Rate/SF</b>	\$7.60 NNN

## Industrial Market Overview

New York's Sullivan County located in the Catskill Mountains, is located 90 miles North of New York City. A part of New York's Hudson Valley Region, Sullivan County is home to approx. 80,000 residents. The County is northwest of NY's Orange County (OC) submarket, which is a vibrant industrial market for logistics space given its proximity to major thoroughfares that serve metro and Upstate New York. Sullivan County includes approx. 1.6M SF of industrial inventory and vacancy rate of 3.4%.

## Highway Access: Routes 55 and 17

