

386,060 SF FOR SALE/LEASE



CLASS A R&D / LAB / MANUFACTURING COMPLEX ON 55.7 ACRES



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In Association with Scott Reid & ParaSell, Inc. | A Licensed New York Real Estate Broker #10991231395



Square Feet	386,060
Stories	Single
Clear Height	13' (office/lab) - 23' (warehouse)
Land	55.7 AC
Zoning	Industrial-Commercial (IC)
Parking	300 spaces
Accreditation	AAALAC, USDA-certified
Water	Yes - Well Water (4 wells on-site w/ 458,000 GPD capacity)
Waste Water Type	Yes - Membrane Bio-reactor
Waste Water Capacity	120,000 GPD (avg. flow 65,000 GPD)
Power	9,500 KVA
Emergency Power	Yes - 3,000 KVA via three generators
Natural Gas	Yes - 6" line to main
Fiber	Yes (Spectrum, First Light (Primelink), Chazy Westport
Roof Structure	Dow Hypalon
Mezzanine	Yes
Live Loads	>125 lb. per SF (on grade)
Fire Protection	Wet/Dry with 100,000 gallon fire water reserve
Environmental	Level 1 & II Completed
Security	Yes - card access

386,060 SF

FOR SALE/LEASE

Northstar Technology Center is a 386,060 SF ultra-modern office, laboratory, manufacturing, and warehouse campus on 55 acres in Chazy, New York. The facility was purpose-built by Wyeth Ayerst Research and later acquired by Pfizer who completed a \$65 million system upgrade and expansion in 2009. Since, the campus has been operated by Northstar Capital and has been continuously upgraded and maintained in pristine condition.

The AAALAC-accredited, USDA-registered facility offers significant existing infrastructure, including a full-service cafeteria, Class A common areas, an NYSDEC-permitted wastewater treatment plant, 15 MW of available power across four substations, 3 MW of backup power, and wet and dry sprinkler systems supported by a 100,000-gallon fire-water reserve.

Located only six miles from the Canadian Border in Upstate New York, Chazy is known commonly as Montreal's U.S. suburb, with proximity to several major airports and sits in a bi-national region recognized for its concentration in biotech, life science, advanced technology, and manufacturing.



BUILDING HIGHLIGHTS

ELECTRICAL SERVICE

Four substations with 9,500 kVA of total capacity, a peak load of 2,500 kVA, redundant on-site feeders and double-ended substation dedicated to laboratories.

HVAC

Room level control (individual segregation) of temperature, humidity, and air changes with 100% outside air and multiple controllable HVAC zones.

NETWORKING / DATA

Primary and backup data rooms with three independent providers, a fiber loop, and redundant site entry points

OFFICE

Siemens apogee; site-wide communication with standalone equipment.

EMERGENCY POWER

3.45 MW backup power via four interconnected generators with on-site refueling.

LAB / RESEARCH SPACE

AAALAC-accredited, USDA-registered facility with 270,017 SF of self-sufficient R&D space built to 1995-and-later standards.

BUILDING SYSTEM

Triple-redundant water and HVAC systems with high-capacity reverse osmosis water.

AUTOMATION SYSTEM

Siemens apogee; site-wide communication with standalone equipment.

WASTE WATER TREATMENT

NYSDEC permitted, state-of-the-art membrane bioreactor technology with final ozone; total capacity of 120,000 gallons/day.

NATURAL GAS

Natural gas via on-site distribution station and fed directly from the main pipeline less than one mile away.

CONSTRUCTION

\$65 million expansion and systems upgrade; masonry exterior, rubber Steven's Roofing System, VCT flooring and acoustical ceilings.

SECURITY

Fully fenced facility with electronic gates, secured via multi-point monitoring system.

INVESTMENT HIGHLIGHTS

\$65M Expansion and systems upgrade by Pfizer

270,017 SF High-quality research space

15 MW Upstream Power Capacity

- 55 Acres Zoned Agriculture/Forest (AF) and Industrial/Commercial (IC), supporting a broad range of potential industrial and commercial uses.
- Min. 150 lb. per SF live loads
- Natural Gas Infrastructure Available to Support On-Site Turbine Generation
- AAALAC-accredited, USDA-registered facility
- State-of-the-Art Bioreactor Wastewater treatment facility supporting 120,000 gallons per day
- Untapped Well capacity to support up to 458,000 gallons per day
- 3.45 MW backup power
- Completed Phase I and Phase II environmental
- Two contiguous 12,000 SF flex/warehouse (Buildings 4&7) on site with connecting underground tunnel
- Room level control (individual segregation) of temperature, humidity, and air changes with 100% outside air and multiple HVAC zones
- Variable controls installed on HVAC and mechanical systems
- Centralized Redundancy available across building systems
- Wet and dry sprinkler systems supported by a 100,000-gallon fire-water reserve.
- Modern offices, conference facilities, support space, full-service cafeteria, and large auditoriums.

REGION AT LARGE

The Chazy/ Greater Plattsburgh Area is located only six miles from the Canadian Border in Upstate New York. It is only ten minutes North of Plattsburgh, one hour south of Montreal, Quebec, Canada, and 1 hour west of Burlington, Vermont.

Known commonly as Montreal's U.S. suburb, the Chazy/Greater Plattsburgh Area is a thriving marketplace that has been the focal point for North American trade and industry for almost four centuries. As the US access point of the Quebec-New York corridor, the North Country region is home to a diverse economic base, drawing on a technically trained workforce fed by the region's university and college systems.

\$100M+

Daily Cross-Border
Trade Flow

\$68,526

Median Household
Income

20.4 MINS

Avg. Commute Time

19%

Lower Cost of Living
(Compared to U.S. Avg.)



Lake Chazy



Montreal



DIRECT ACCESS

Northstar Technology Center sits on Interstate 87, only six miles from the US-Canadian Border and within reach of three international airports: Montréal–Trudeau (YUL), Plattsburgh (PBG), and Burlington (BTV).

6 MILES

Canadian Border

21 MILES

Plattsburgh International Airport

42 MILES

Burlington International Airport

52 MILES

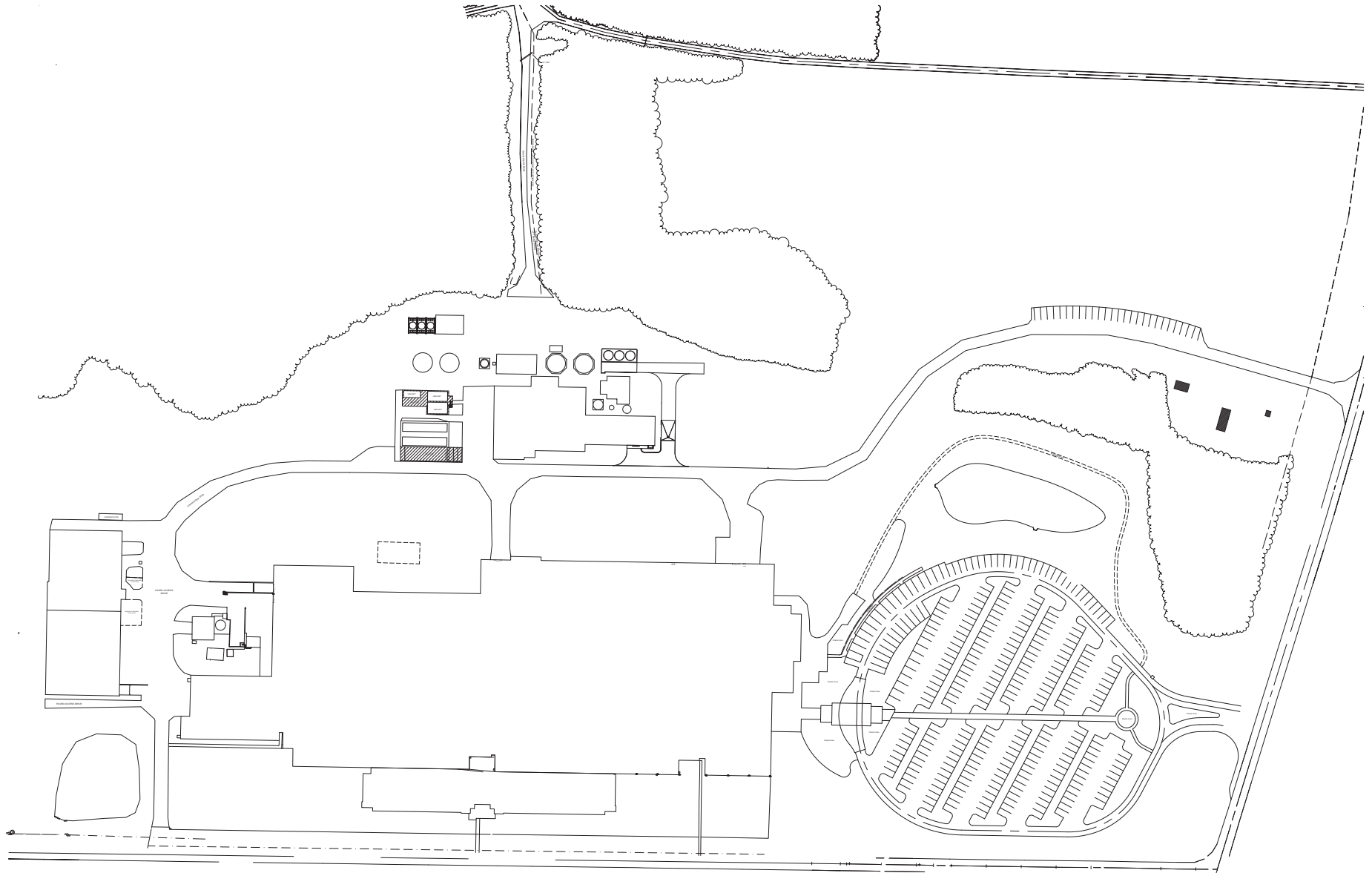
Trudeau International Airport



AERIAL



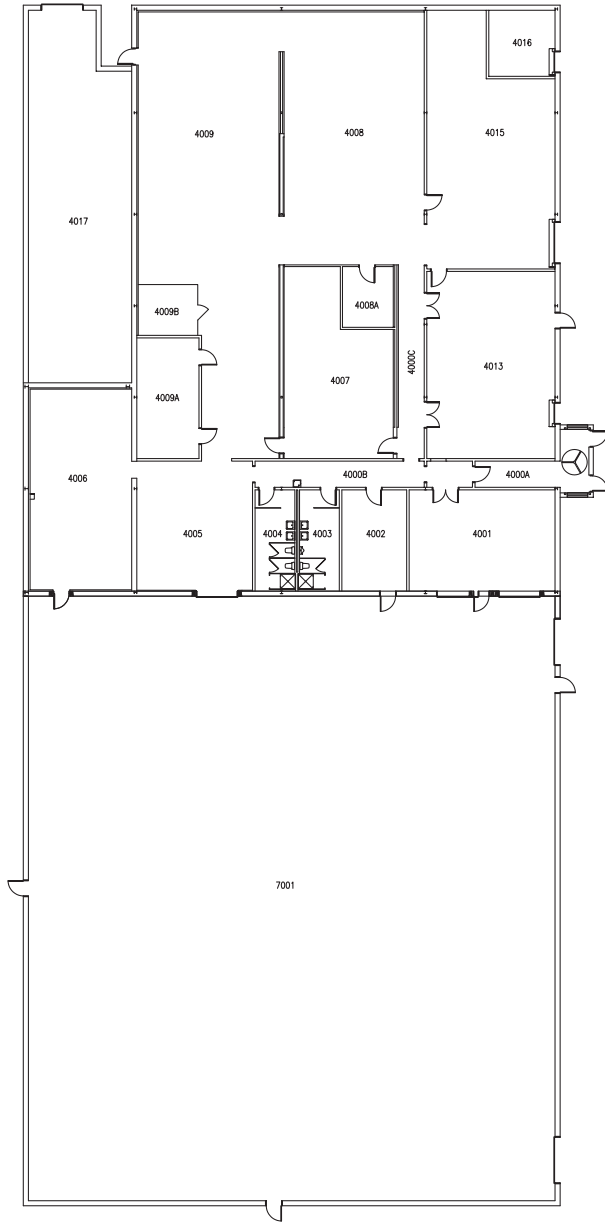
SITE PLAN



FLOOR PLAN



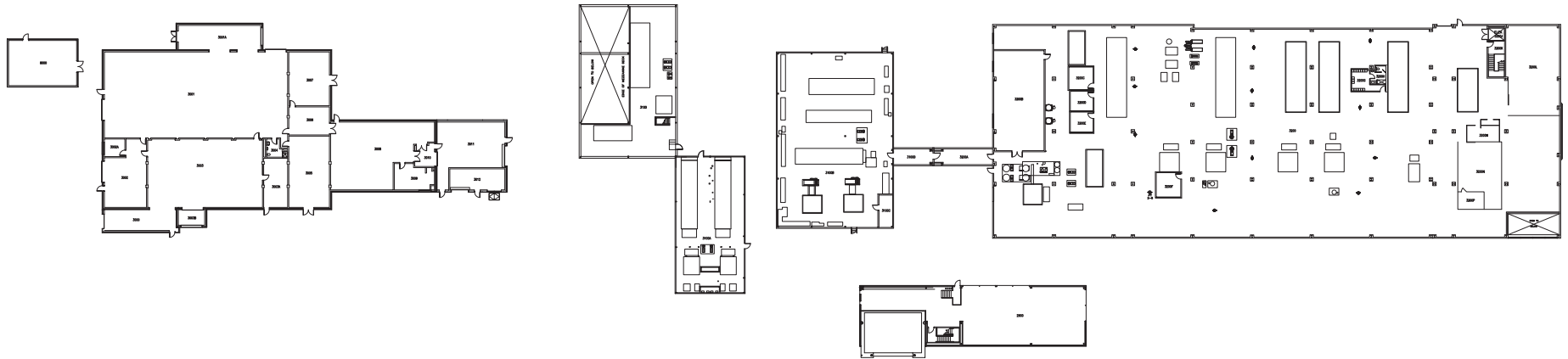
BUILDING 4



BUILDING 7



UTILITIES FLOOR PLAN











Form more information, please contact:



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