

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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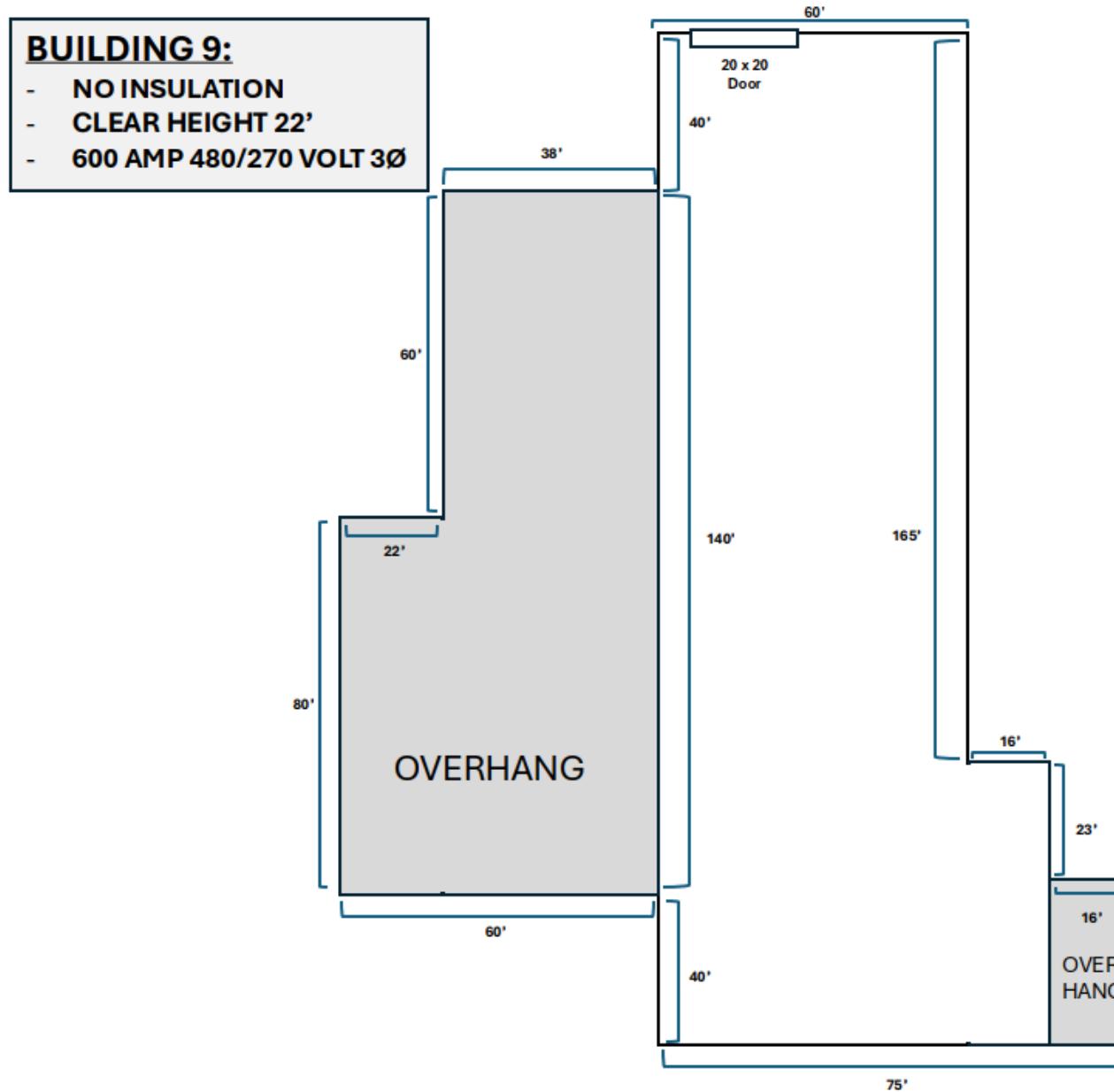




**Pyramid Brokerage
Company**

**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/9,408+/-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 1/2 ton crane in place. Concrete slab floor.
9- Storage	52'x100'/5,200+/-SF	23'	120 Amp	no	N/A	Three walled metal pole barn. Concrete slab floor.
10- Storage	70'x100'/7,000+/-SF	21'	120 Amp	no	3 doors 18'	Four walled metal pole barn. Concrete slab foor.
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.



BUILDING 10:

- INSULATED
- CLEAR HEIGHT 32'
- 600 AMP 480/270 VOLT 3Ø
- 2 X 18' DOOR
- 7 1/2 CRANE

