



**FOR SALE – ASKING \$2,450,000**

## Site Description

This 60-acres commercial/industrial site is located on the East Branch of the Delaware River in the Town of Hancock, just outside of the Village limits. The improvements and parking occupy approximately 20 acres, with an additional 20+ acres of excess land on the river. An additional 20 acres are located between LaBarre Road and Route 97, containing an active railroad. There was previously an active rail siding.

## EXCLUSIVE CONTACT

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## Site Access

The site is readily accessible to the New York metropolitan area and northern New Jersey, as well as central New York, the Hudson Valley and natural gas drilling activities in Pennsylvania. Access to I-86/Route 17 is minutes away.

<b>Total Building Size:</b> 122,880 ± Sq. Ft.	<b>Ceiling Height:</b> 12'-14' in manufacturing /24' in warehouse /9' in offices
<b>Warehouse:</b> 30,549 ± Sq. Ft., racked	<b>Lot Size:</b> 59.25 Acres
<b>Manufacturing:</b> 66,071 ± Sq. Ft.	<b>Loading:</b> (7) 8x10 tailgates (1) 8x10 tailgate for compactor (1) 8x9 grade level door
<b>Machine Shop:</b> 3,132 ± Sq. Ft.	<b>Sprinkler System:</b> Current sprinkler configuration partially wet; partially dry; partially drained. Three 6" risers fed by 12" main, 250,000-gallon sprinkler water reservoir and 125 hp fire pump. Backflow protection by a 10" DCV type backflow preventer. Water: Village of Hancock (4" line) plus wells, city water capacity is 140 gpm Sewer: Village of Hancock plus onsite pretreatment plant.
<b>Laboratory:</b> 2,245 ± Sq. Ft.	<b>Utilities:</b> Gas: NYSEG (4" main) Electricity: NYSEG (2) transformer banks, each consisting of (3) 667 UVA Ferranti transformers that transform 12,500 volts down to 480 volts. (1) spare transformer. Service capacity 2,500 amps and 3,000 amps.
<b>Office Area:</b> 9,703 ± Sq. Ft.	<b>Zoning:</b> Commercial / Industrial
<b>Auxiliary/Utility:</b> 11,180 ± Sq. Ft.	<b>HVAC:</b> Ceiling mounted gas fired heaters in manufacturing area
	<b>Telecommunications:</b> Fiber optic
	<b>Taxes:</b> \$35,178.72







