

Former Bombardier Manufacturing Plant, 15.7 Acres, 237,480 SF

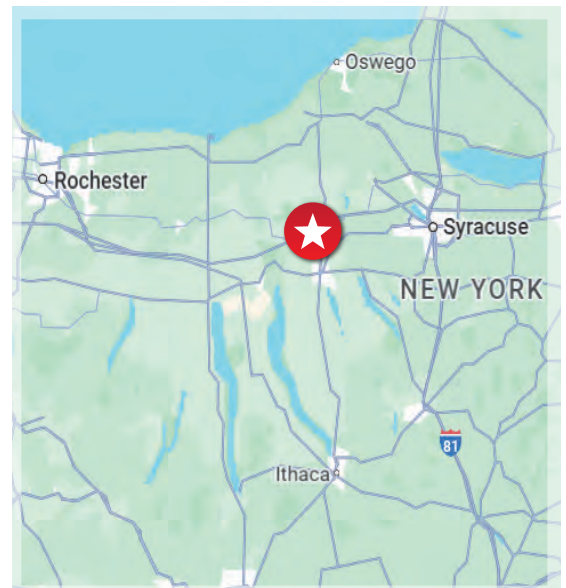
151 Orchard Street, Auburn, NY 13021



SITE ATTRIBUTES

- 237,480 SF industrial space with 45' to 60' ceilings and wide column spacing (up to 83')
- 12 overhead crane ways (10 ton, 20 ton, 40 ton)
- Multiple building suitable for manufacturing, warehousing, data centers
- 15.7 acres paved and fenced. Ready for parking, industrial storage, expansion
- Infrastructure in place - power ready, loading areas, all utilities, NYSEG substation on site
- Immediate access to Hwy-20, truck access from 3 directions, rail adjacent

PRIME LOCATION



BUILDING SPECIFICATIONS

Building	SF	Ceiling Height	Clear Span	Overhead Cranes	Docks	Drive-ins
3	32,385	60'	83'	15-ton (2)		1
3-A	19,920	60'	83'	40-ton, 20-ton, & 15-ton (2)		3
4	34,688	45'	68'	20-ton & 10-ton		4
30	97,249	45'	81'	10-ton (4)	3	3
30 Mezzanine	23,800					
30 Office	13,700	20'				

Totals

221,742 SF industrial space + ancillary buildings

12 total overhead crane ways (10 ton, 20 ton, 40 ton)

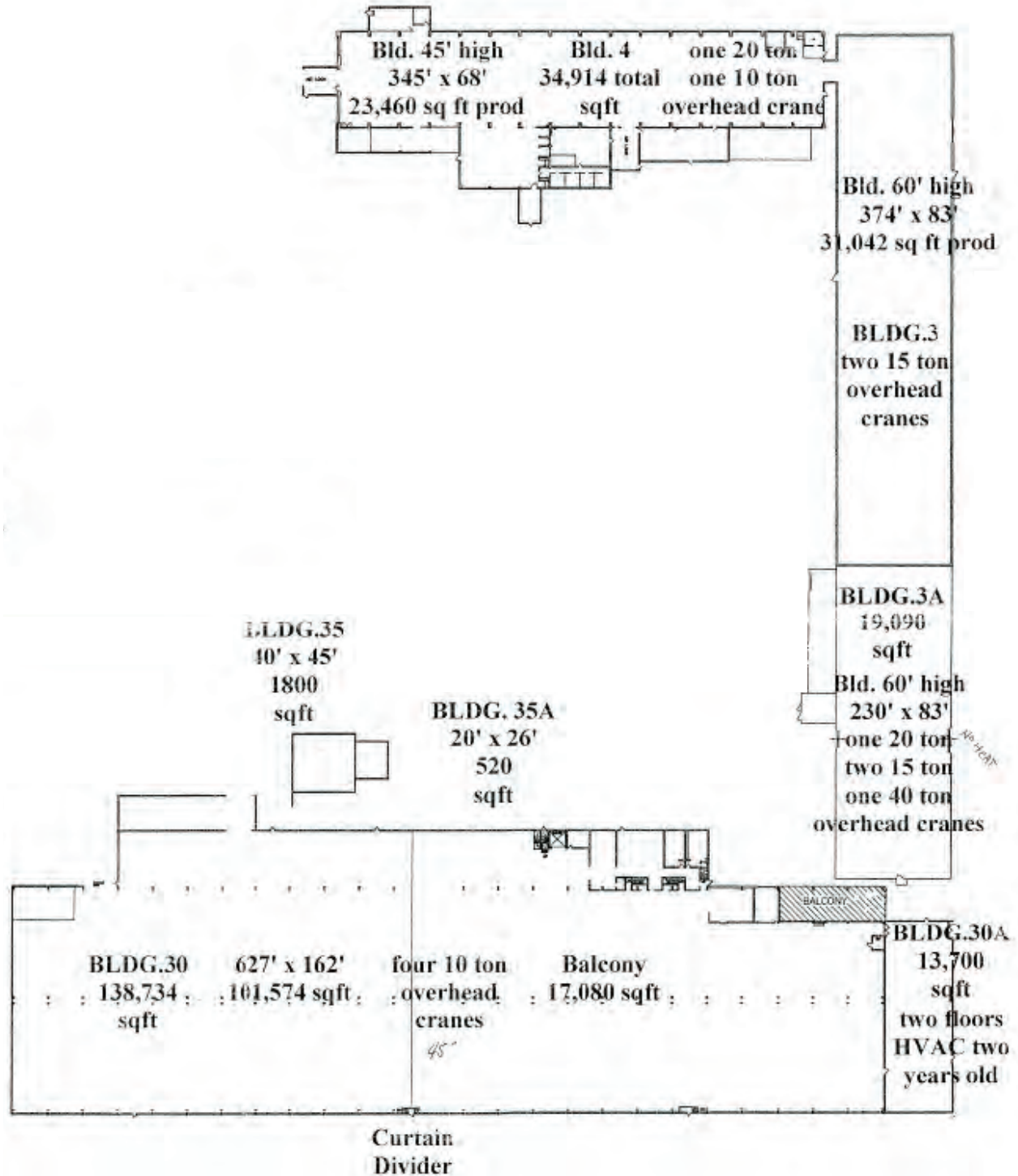
11 drive-ins and 3 docks

Gas & Electric: NYSEG

Water & Sewer: City of Auburn

Substation Capacity: 13.5kVA

SITE LAYOUT, BUILDINGS



ADDITIONAL SITE PHOTOS

