

101 O'NEIL ROAD

SIDNEY, NEW YORK

SALE PRICE: SUBJECT TO OFFER



EXECUTIVE SUMMARY

101 O'NEIL ROAD



Cushman & Wakefield has been retained by ownership as its exclusive advisor in the sale of 101 O'Neil Road in Sidney, New York. The property is currently a manufacturing and distribution center for ACCO Brands. The 716,385 square foot facility has been constructed in stages with the main manufacturing area built in 1980 and the final additions to the high bay distribution center completed in 1992 and 1994. Manufacturing occupies almost 300,000 square feet, with distribution accounting for 378,000 square feet, and offices, and ancillary services, including a cafeteria, fitness center, and data center comprise the remainder. The improvements are situated on a 45.21-acre site.

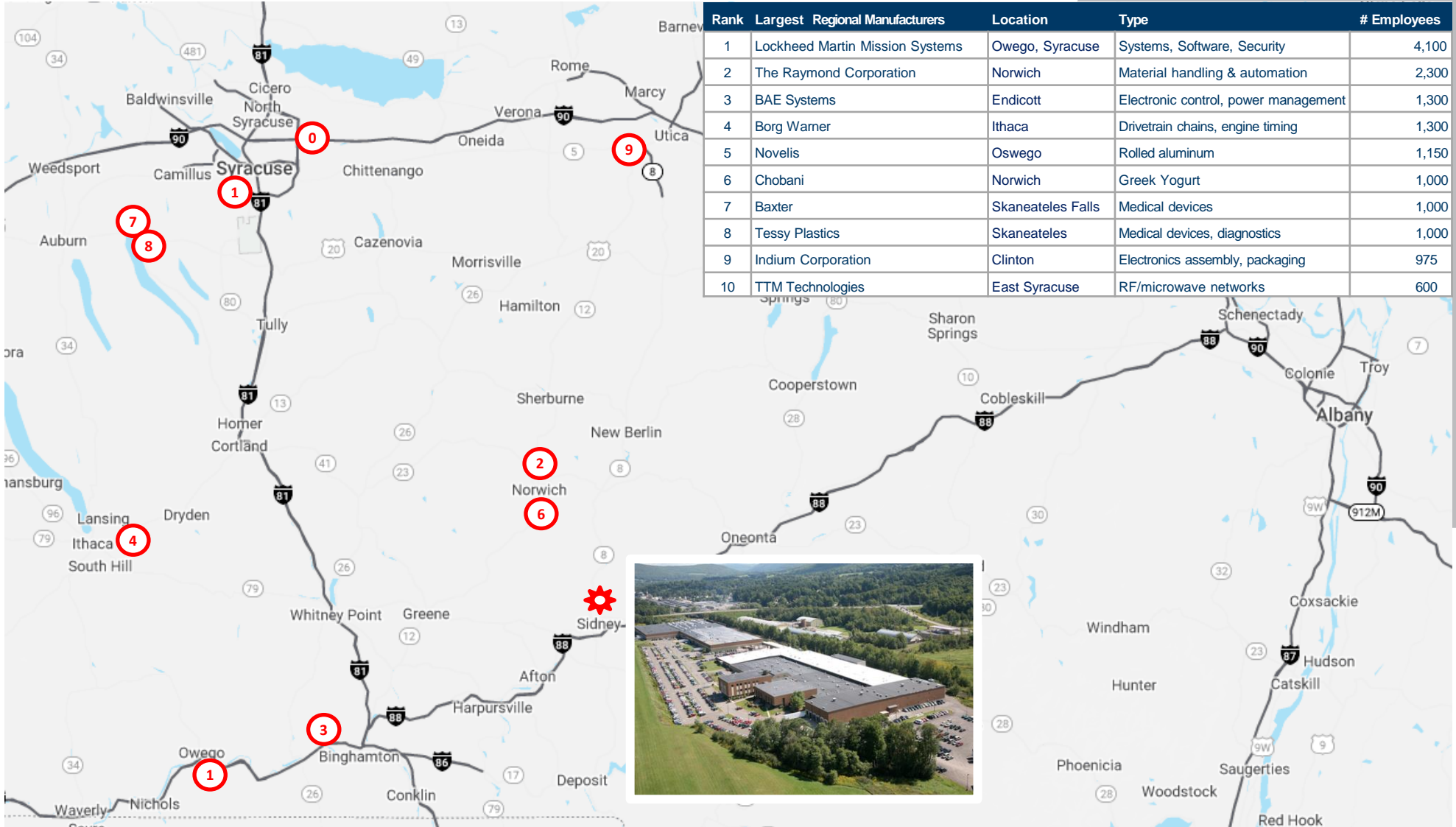
ACCO Brands came to Sidney as the Keith Clark Company in 1946. Through a series of acquisitions and mergers, the plant became an asset of ACCO Brands in 2012. Approximately 300 employees remain at the facility, which has employed over 700 workers at its peak.

The Sidney facility is situated in the growing high-tech corridor of the Southern Tier and Central New York stretching from the Binghamton Metro area, northwest to Syracuse, and northeast to Albany, Albany is home to the Albany Nanotech R & D complex. Micron Technology has announced the development of a \$100,000 billion computer chip plant in the Syracuse area, which is now at the center of a federally designated Semi-Conductor Development Hub, while the New Energy New York coalition, led by Binghamton University has been designated as the nation's hub for lithium battery research, manufacturing, and workforce development.

[**CLICK HERE TO WATCH DRONE TOUR**](#)

LOCATION OVERVIEW

LARGEST EMPLOYERS IN THE REGION



PROPERTY DESCRIPTION

PROPERTY SUMMARY



PROPERTY ADDRESS: 101 O'Neil Road
Sidney, New York 13828

TOTAL LAND SIZE: ± 45.21 Acres subject to survey

TOTAL BUILDING SIZE: ± 716,385 square feet

PARCELS:

115.1-4.112	3.36 acres
115.1-4.12	2.6 acres
115.1-7.21	7.72 acres
115.1-7-22	4.69 acres
115.1-8.1	9.0 acres
115.1-11.1	1.71 acres
115.1-12.2	6.2 acres
115.1-11.2	9.93 acres

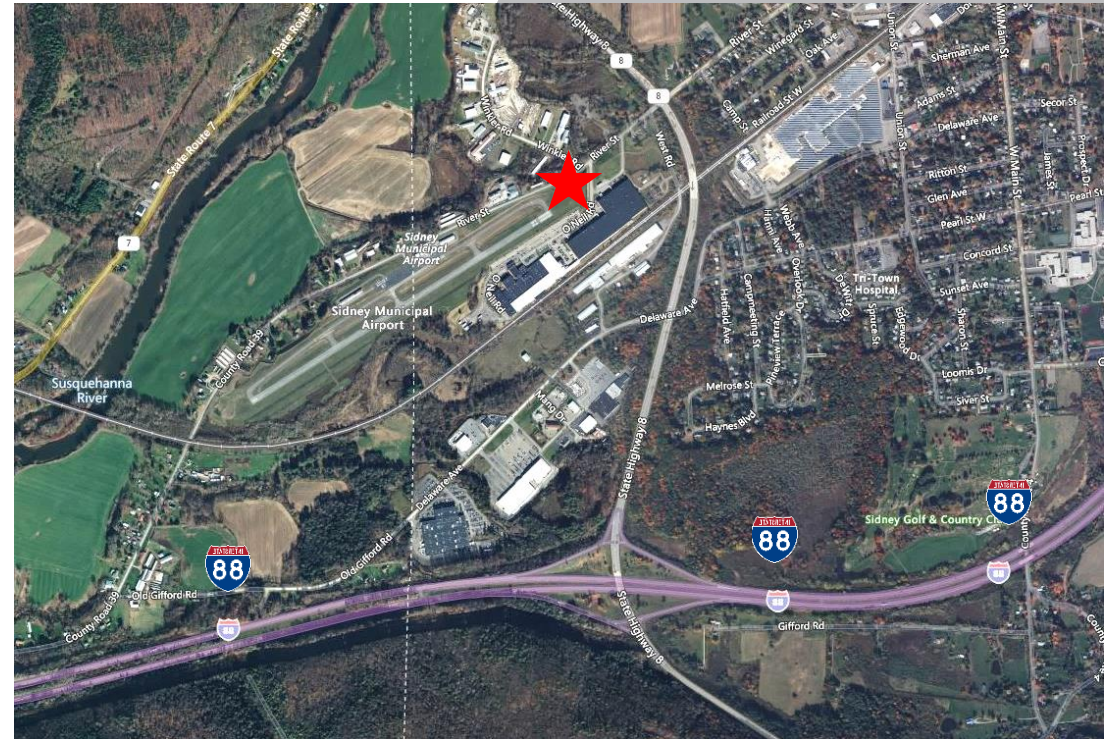
TOTAL NO. BUILDINGS: 9

ZONING: Industrial

PARKING: 700-800 Vehicles

TAXES: \$274,250.59

PURCHASE PRICE: Subject to Offer



Note: All Square Footage Numbers are Approximate

PROPERTY DESCRIPTION

SITE UTILITIES AND ACCESS



WATER: Supplied by Village of Sidney 12' mains

SEWER: Pumped to Village of Sidney Waste Treatment 12' main

GAS: Propane gas used for production

ELECTRICITY: Supplied by NYSEG at a 46KV substation owned by ACCO; stepped down to 13,200 volts and distributed through 7 transformer banks, stepped down to 480 volts or 208 volts

ELECTRICAL CAPACITY: NYSEG has determined that current electrical capacity is 5MW

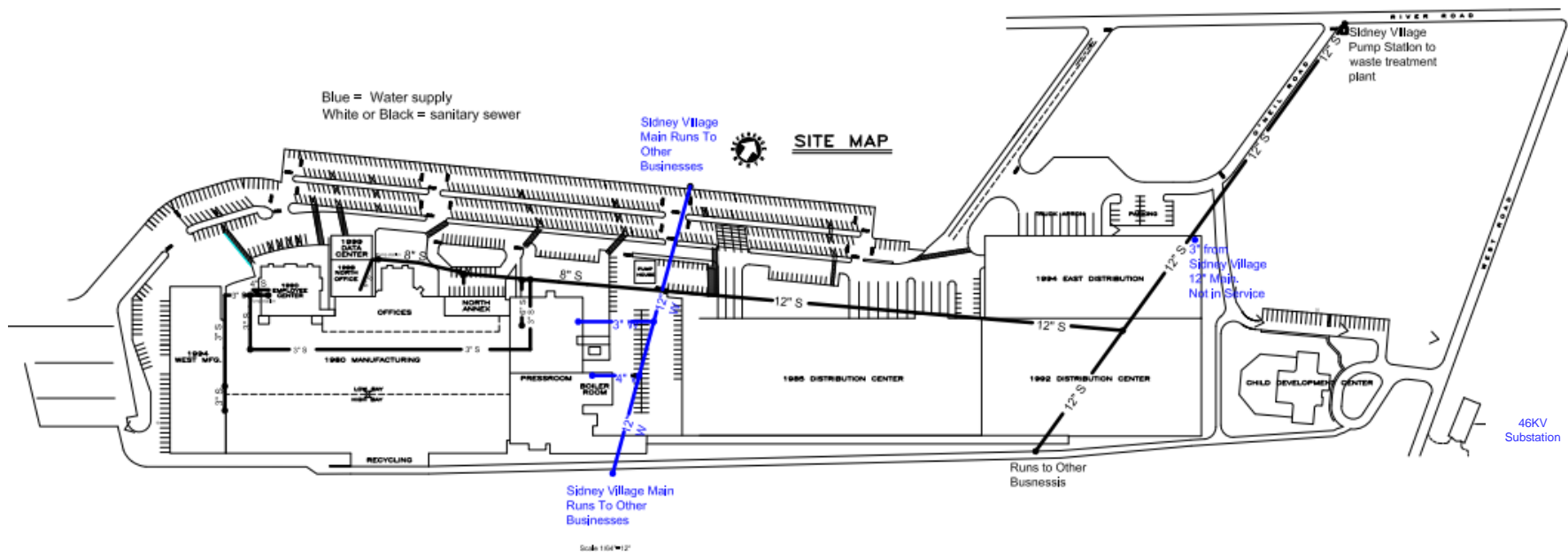
HEAT: Provided by #2 fuel oil

RAIL: Runs immediately to the south; a siding was previously installed; could be reinstalled

AIRPORT: Municipal airport immediately to the north; 4,500-foot runway

HIGHWAY: Interstate 88 ramps within 1 mile connecting to I-81, I-86, I-90

Potable water and sanitary sewer Site Plan



Note: All Square Footage Numbers are Approximate

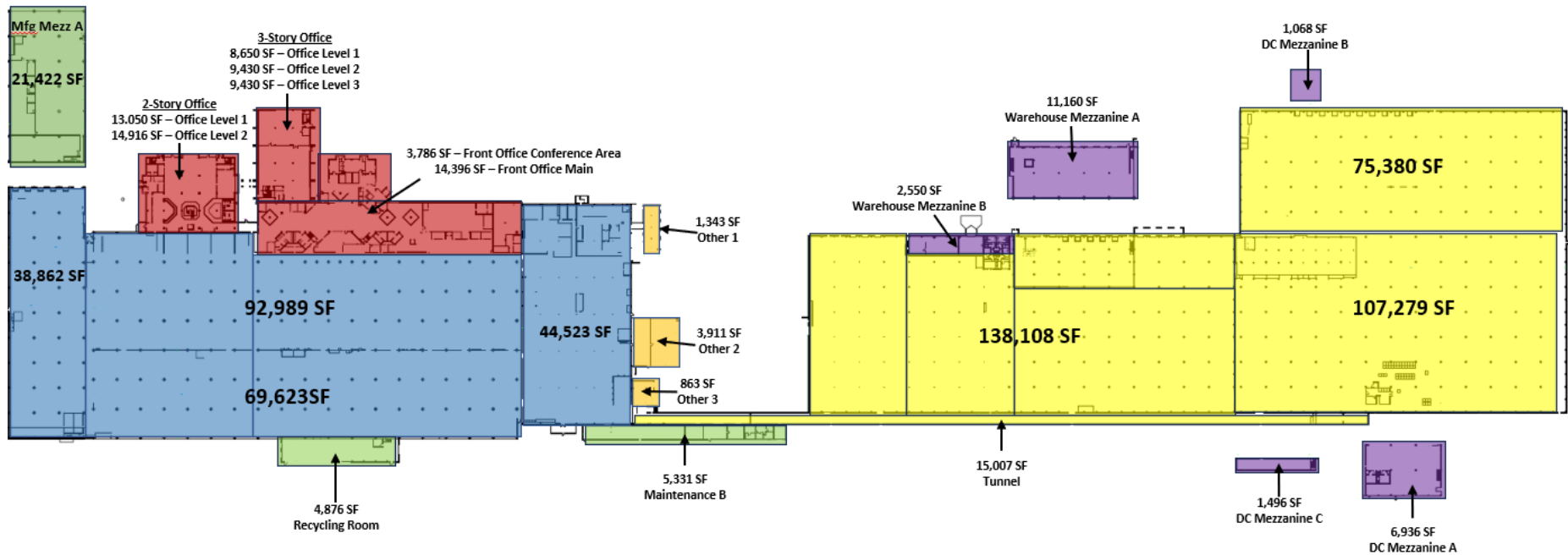
PROPERTY DESCRIPTION

SITE PLAN WITH BUILDING DESCRIPTIONS



Total SF – 716,385 SF

- 245,997 SF – Total Manufacturing Floor
- 31,629 SF – Total Manufacturing Mezzanine, Recycling Room and Maintenance B
- 73,658 SF – Total Offices
- 335,774 SF – Total Warehouse, DC, and Tunnel (Ground Floor)
- 23,210 SF – Total Warehouse, DC, and Tunnel (Ground Floor)
- 6,117 SF – Total Other Area

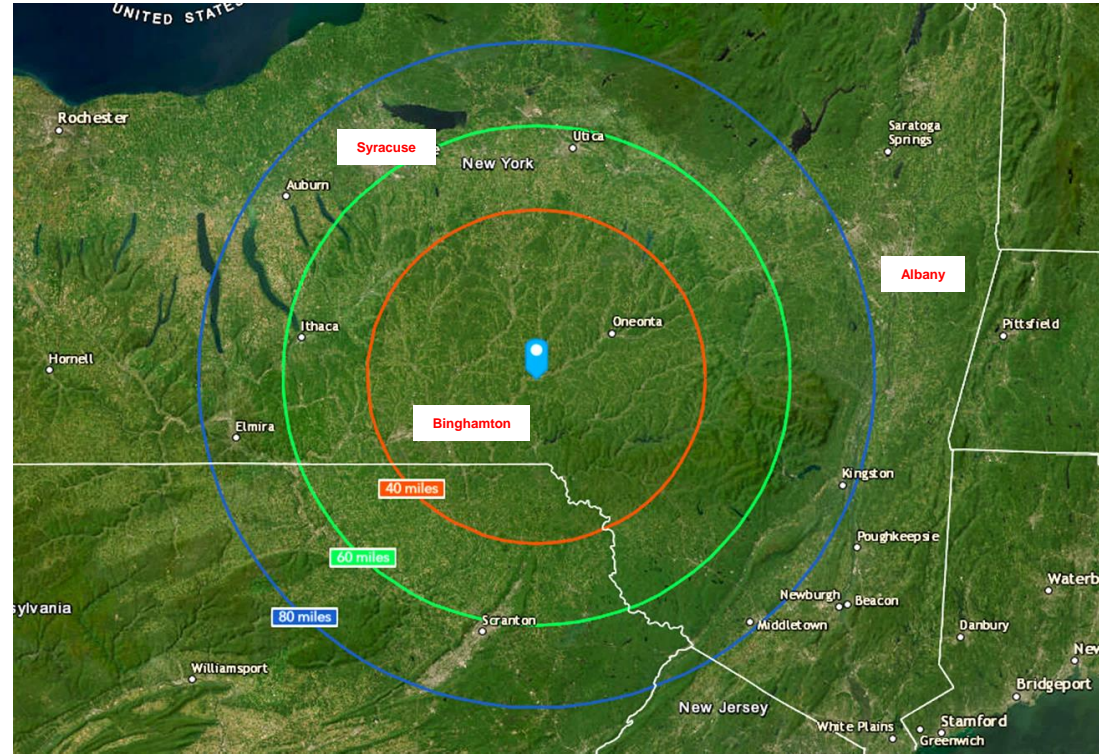


MARKET OVERVIEW

REGIONAL DEMOGRAPHICS



101 O'Neil Road has become available at a very opportune moment in the economic development cycle of the Central New York region. The Federal Chips and Science Act, combined with the New York State Green Chips Program and the tax credits for manufacturers available under the existing Excelsior Jobs Program have created a highly attractive environment for companies in the advanced electronics and semiconductor industries to locate to Upstate New York. The designation of the Binghamton University led NYNE coalition as the nation's premier hub for lithium battery research, manufacturing and workforce development, combined with the simultaneous Tech Hub designation of the Syracuse/Rochester/Buffalo corridor for semiconductor manufacturing creates the opportunity for massive amounts of federal funding for industry development. The Binghamton led coalition has already received \$114,000 million in federal and state funding and is now one of only ten projects across the country designated as a National Science Foundation Innovation Engine, eligible for \$160,000 million in federal funding. Manufacturing and supply chain development are a focus of both the NENY and Syracuse initiatives.



HIGHER EDUCATION

1. Colgate University
2. Syracuse University
3. Cornell University
4. Binghamton University
5. SUNY Cortland
6. SUNY Oswego
7. Ithaca College
8. Clarkson University
9. Utica University



2,746,416
POPULATION
Within 80 Miles



\$103,349
AVG. HH INCOME
Within 80 Miles



42.9
MEDIAN AGE
Within 80 Miles

Empire State Development: Southern Tier Region

ESD is the New York State agency mandated to promote growth in the state economy through programs that encourage Business investment and job creation. ESD executes its mission through diverse programs including loans, grants, tax Credits, real estate development and other economic incentives. The state is divided into ten regions. The Southern Tier Consists of eight counties including Delaware County. As one of its key missions, the Southern Tier office is focused on re-energizing the area's legacy of innovation and advanced manufacturing.

The Excelsior Jobs Program

The Excelsior Jobs Program administered by ESD is focused on industry growth and job creation in strategic industries, including manufacturing, distribution and agriculture. The program was specifically designed to encourage the expansion in and location to New York of businesses in clean tech, broadband, information systems, renewable energy, and biotechnology. The program provides tax credits and contains five components:

- The Excelsior Jobs Tax Credit
- The Excelsior Investment Tax Credit;
- The Excelsior Research and Development Tax Credit;
- The Excelsior Real Property Tax Credit
- The Excelsior Child Care Services Tax Credit
- Utilities may offer a discounted Excelsior Jobs Program rate.

The Southern Tier Regional Economic Development Council

The Southern Tier Regional Economic Development Council is one of ten regional economic development councils established by New York State to develop long term strategic plans to strengthen and grow their regional economies. STREDC works in conjunction with Southern Tier ESD and provides funding for capital-based economic development incentives intended to create or retain jobs and foster business growth. One of the five key pillars of the STREDC's Strategic plan is to invest in positioning the Southern Tier as an ever-evolving hub for cleantech and advanced manufacturing. Capital funding awarded by STREDC may be used for acquisition of land, buildings and equipment;

ECONOMIC INCENTIVES



demolition and environmental remediation; new construction, renovation or leasehold Improvements. Application for capital grant funding is made through the CFA (Consolidated Funding Application) process. Applicants are encouraged to reach out initially to the Southern Tier ESD to discuss their project and CFA applications are reviewed by ESD and the Regional Economic development Council.

Start-Up NY Program

Start-Up New York is a New York State economic development program that creates tax-free zones for businesses that partner with public universities supporting the research, development and educational initiatives of the institution, which could potentially include: Binghamton University, SUNY Broome or SUNY Delhi. Eligible businesses must be a new company in New York State or a company relocating from out-of-state. The business must align with or support the identified institution's academic mission.

Tax benefits for eligible businesses include:

- No income tax for employees located in tax-free zone for 1st five years. For next five years, tax-exempt up to \$250,000 for single payer.
- No business or corporate state income tax.
- No local real property taxes.
- No sales tax. (Paid and then reimbursed)
- No property tax. (Unless on private college campus...then an IDA could abate)
- No franchise fees.

Southern Tier ESD Contact Information

Omar Sanders, Regional Director
44 Hawley Street
Binghamton, NY 13901
nys-southerntier@esd.ny.gov
607-203-8936

Uniform Tax Exemption Policy (PILOT Program)

The PILOT, or payment in Lieu of taxes program is available through the Delaware County Industrial Development Agency to assist businesses that are making a substantial capital investment in the construction of new facilities and/or the expansion and renovation of an existing facility. A standard PILOT program for industrial development is 15 years and includes decrementing property tax abatement, sales tax exemption for construction materials and capital equipment, and exemption from the mortgage recording tax.

The Delaware County Industrial Development Agency reserves the right to deviate from this policy to provide a longer tax abatement period, if it is determined that the project will provide a major economic or employment impact to the County.

Delaware County IDA and Economic Development Contact Information

Glenn Nealis Executive Director
One Courthouse Square
Suite 4
Delhi, NY 13753
glenn.nealis@co.Delaware.ny.us
607-832-5123

ECONOMIC INCENTIVES

NYSEG



Economic Development Intake Form

Project Address:		City:		State:		ZIP:	
Requested temporary/permanent in-service dates:							
Type of business sector (ex. manufacturing, distribution, business):							
Please list any specialized equipment of types of motors to be used and start up process (ex. horsepower):							
Any larger motors that are at or above 1500 HP to be used?	<input type="radio"/> Yes <input type="radio"/> No						
If yes, please identify:							
Facility:	<input type="radio"/> New <input type="radio"/> Existing		Total Square Footage:				
Total Capital Investment:			Projected Customer Electrical Infrastructure Costs:				
Will there be phases?	<input type="radio"/> Yes <input type="radio"/> No						
If yes, please identify the timeline per phase (ex. by year or quarter):							
Any additional electric or natural gas information relevant to this project (ex. redundant electric service, seasonality of load, number of shifts per week and weekends):							

For Additional Information Please Contact:

NYSEG Key Account Manager:

Rosie Ray rosemarie.ray@nyseg.com or Mekayla Butler, mbutler@nyseg.com

NYSEG Municipal & Community Relations Manager: Arthur Klingler,

aklingler@nyseg.com.

Electric Request

Service Request (Primary or Secondary)	Connected Load (KVA or kW)	Diverse Load (KVA or kW)	Power Factor (%)	Load Factor (%-hours use per day/week)

Natural Gas Request

Peak Hourly Flowrate (BTUs per hour)	Meter Outlet Delivery Pressure Requested (PSI)	Types of Usage: Process and/or Space Heating

Contact Information

Contact Person:			
Email:		Phone:	

101 O' NEIL DRIVE



**CUSHMAN &
WAKEFIELD**



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