



ADVANCED PROCESS FACILITY FOR SALE

62,000 SF | 14.58 AC

7 Schoolhouse Lane
Waterford, NY 12188





PROPERTY SUMMARY



The Binswanger Northeast Team has been hired to sell 7 Schoolhouse Lane, a recently closed advanced processing plant in Waterford, NY. The site is comprised of two tax parcels totaling 14.58 acres. The developed 3.5-acre eastern portion of the site features a five-story 20,000-square foot production building, a three-story 15,000-square foot office and laboratory building, a 21,000-square foot warehouse and maintenance building, a 6,000-square foot construction warehouse building, and a 1,000-square foot filtration building. These buildings were constructed in 1991.

The facility also boasts specialized plant assets, including absorption columns located in an open area north of the production building, and a tank farm equipped for the storage of key feedstocks such as hydrochloric acid, sodium hydroxide, and hydrogen peroxide with dedicated aboveground storage tanks (ASTs). A rail spur is conveniently positioned along the eastern site boundary, enabling efficient rail receipt and distribution of both incoming raw materials and outgoing finished products.

Two retention ponds sit on the property, one in the Northeast corner of the site, the other is on the west side of the production building. There are 1,100,000 gallons of storage between the two retention ponds.

The property also features an onsite substation. The substation has two incoming 13.2 kV, 3 PH, 60HZ, 1200A power lines. National Grid is the owner of the supply lines. Water and sewer are supplied by Waterford Waterworks.

Approximately 10.5 acres in the western and southwestern areas remain undeveloped, providing potential for future expansion.

PROPERTY HIGHLIGHTS

- 20,000 SF production building (5 stories)
- 15,000 SF office & lab building (3 stories)
- 21,000 SF warehouse building (single story, 29' clear heights)
- 6,000 SF construction warehouse building (14' - 16' clear heights)
- 14.58 AC lot size (10.5 acres available for expansion)
- Built in 1991
- Previously used for fumed silica production
- Active rail spur (managed by Canadian Pacific Railway)
- Two onsite retention ponds that combine for 1,100,000 gallons of storage
- Power: Existing substation on site (Two incoming 13.2 kV, 3 PH, 60HZ, 1200A power lines)
- Water: Waterford Waterworks (Feed line is 8")
- Sewer: Waterford Waterworks
- Steam: 8 bar (via pipeline/grid)
- Zoning: M1/W2



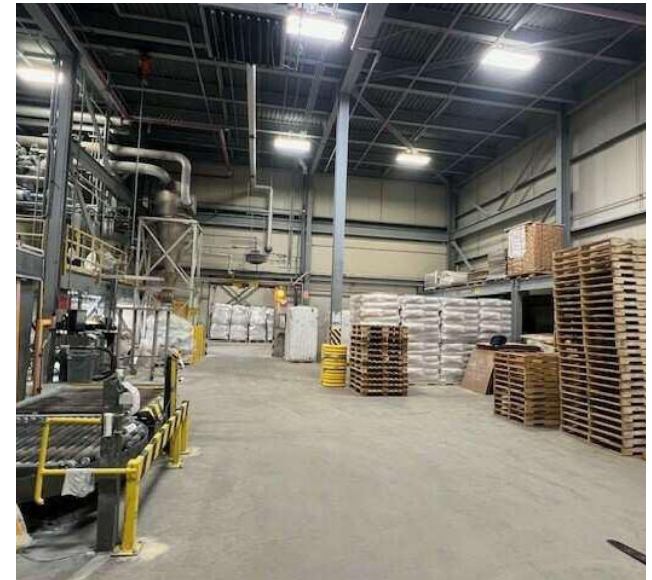
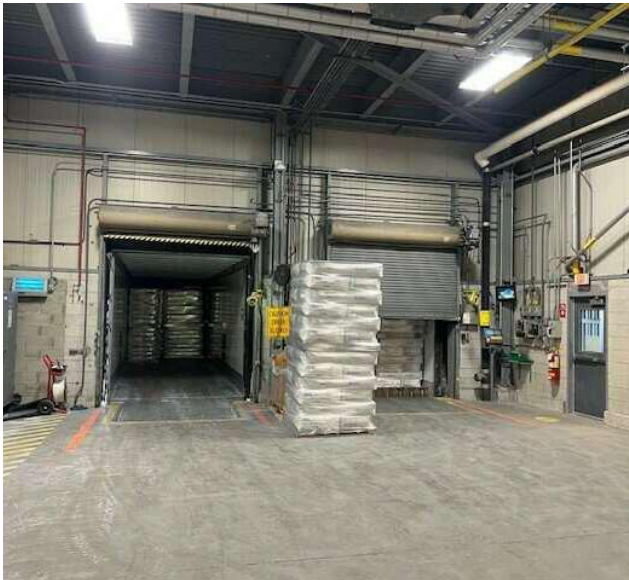
SITE LAYOUT



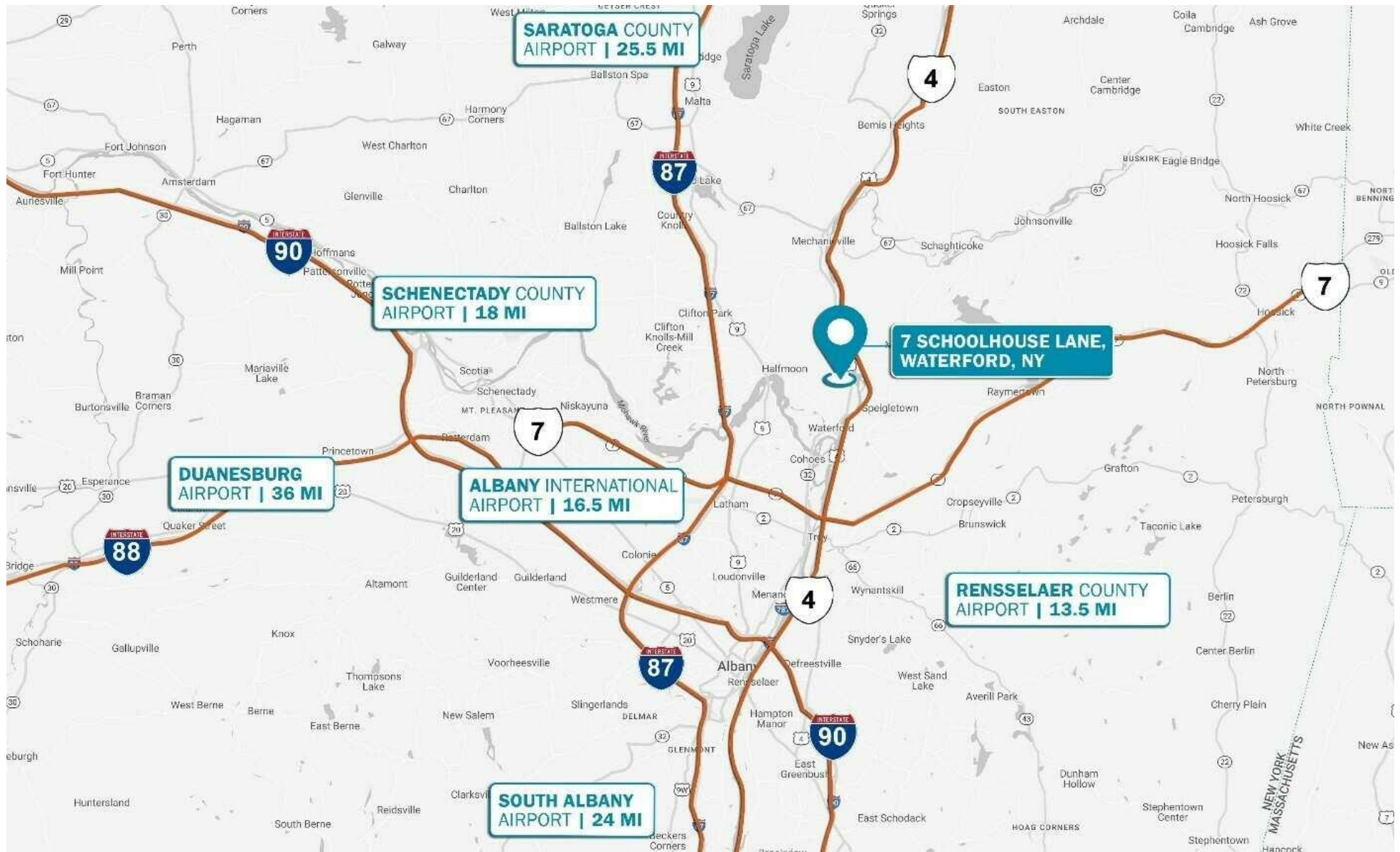
ADDITIONAL PHOTOS



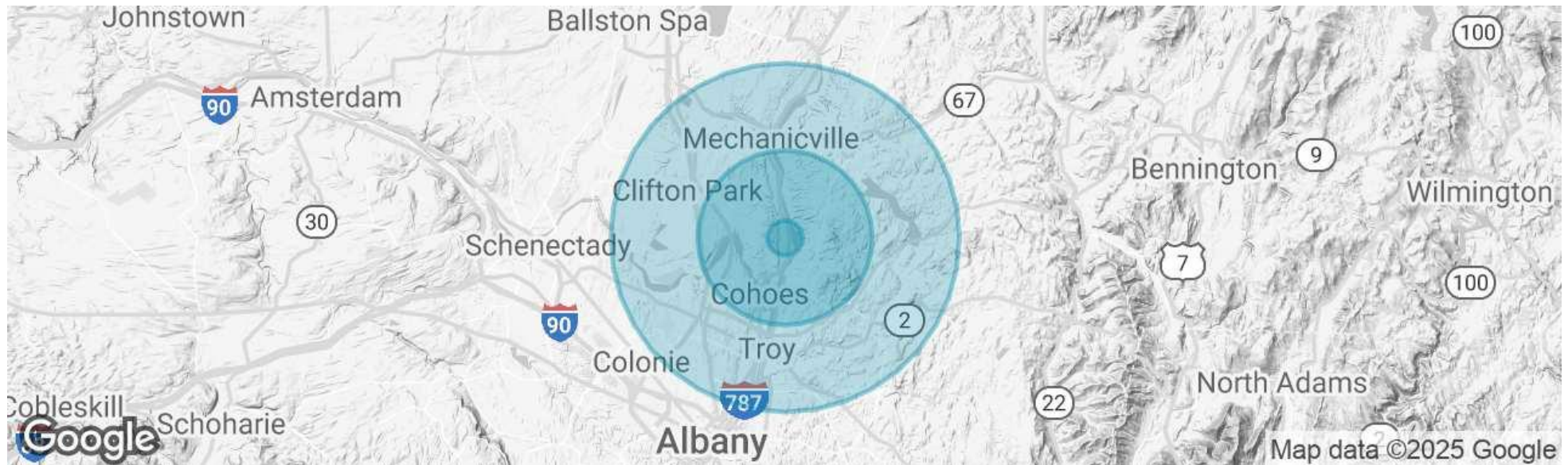
ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	489	74,214	247,721
Average Age	47	42	42
Average Age (Male)	46	41	40
Average Age (Female)	47	43	43

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	213	33,232	105,462
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$115,446	\$95,396	\$108,244
Average House Value	\$352,761	\$291,662	\$328,915

Demographics data derived from AlphaMap



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