



**1323 TOWPATH RD
PORT BYRON, NY, 13140**

AVAILABLE

**Exclusively listed by
Ironhorn Enterprises**




EXCLUSIVELY *PRESENTED BY*



Jonathan LaSala

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Ironhorn Enterprises

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 5857 Fisher Rd., East
Syracuse, NY 13057

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EXECUTIVE SUMMARY

Now presenting 1323 Towpath Road. This is an FDA, HACCP, SQF edition 9, USDA certified food processing and packaging facility. Currently the plant processes fresh vegetables (Potatoes, Sweet Potatoes, Beets, and any other root vegetables) but has capacity to do any food category. The plant currently processes fresh products but can also handle frozen processing or toll packing for third parties/companies. The site features ample acreage with room for development or expansion. The property is situated in central New York with surrounding growers, crops and farmers and 4-5 hours within 75% of the North American population and major metros like New York City, Buffalo NY Syracuse NY, Albany NY, Cleveland OH, Philadelphia PA, Pittsburg PA, Montreal CA, Ottawa CA. Toronto CA). The facility also features plenty of cold storage areas (frozen and refrigerated) all run on a freon system. Infrastructure is all well maintained equipment for maximum modern efficiency. Production Capacity is well over 10 million lbs a year. Facility runs two shifts 12 hrs a day for 4 days a week with a sanitation crew of 4 employees and approximately 80 - 90 employees total. The property is located minutes off I-90 in Port Byron, New York. Situated on over 20 acres, the main building consists of over 85,000 SF of cold storage, food processing and distribution space with heavy power throughout. The property also features spring fed water supply and extra acreage for future expansion.

Business and turnkey operations are negotiable. Business is is value add vegetable processing with massive growth potential
2023 Revenue of \$6m +

THE OFFERING

Offering Price	\$10,700,000
Building SF	107,643 SF
Year Built	1960 (Reno 2019)
Lot Size (Acres)	20.08
Zoning Type	AR
Dock Doors	5
Drive Ins	4
Power	480Amp

FDA Certified Food Processing, Cold Storage, Warehouse, Distribution Facility Freezer Space and Cold Storage on site throughout the building.

Spring Fed Water And Waste Pond Onsite

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FACILITY INFORMATION

Facility Certifications: FDA, HACCP, SQF edition 9, USDA,
Vegetables processed Potatoes, Sweet Potatoes, Beets, and any other root vegetables.
We have a Lyco Blancher all computerized output up to 12,000lbs hr
Full ability for fresh vegetables to be processed, blanched and frozen and packaged onsite.
Frozen processing for toll packing for third parties/companies
The ponds are for holding water to run thru our well for treating water for processing, all waste water is ran thru a centrifuge for cleaning water to be discharged on surrounding farmland.

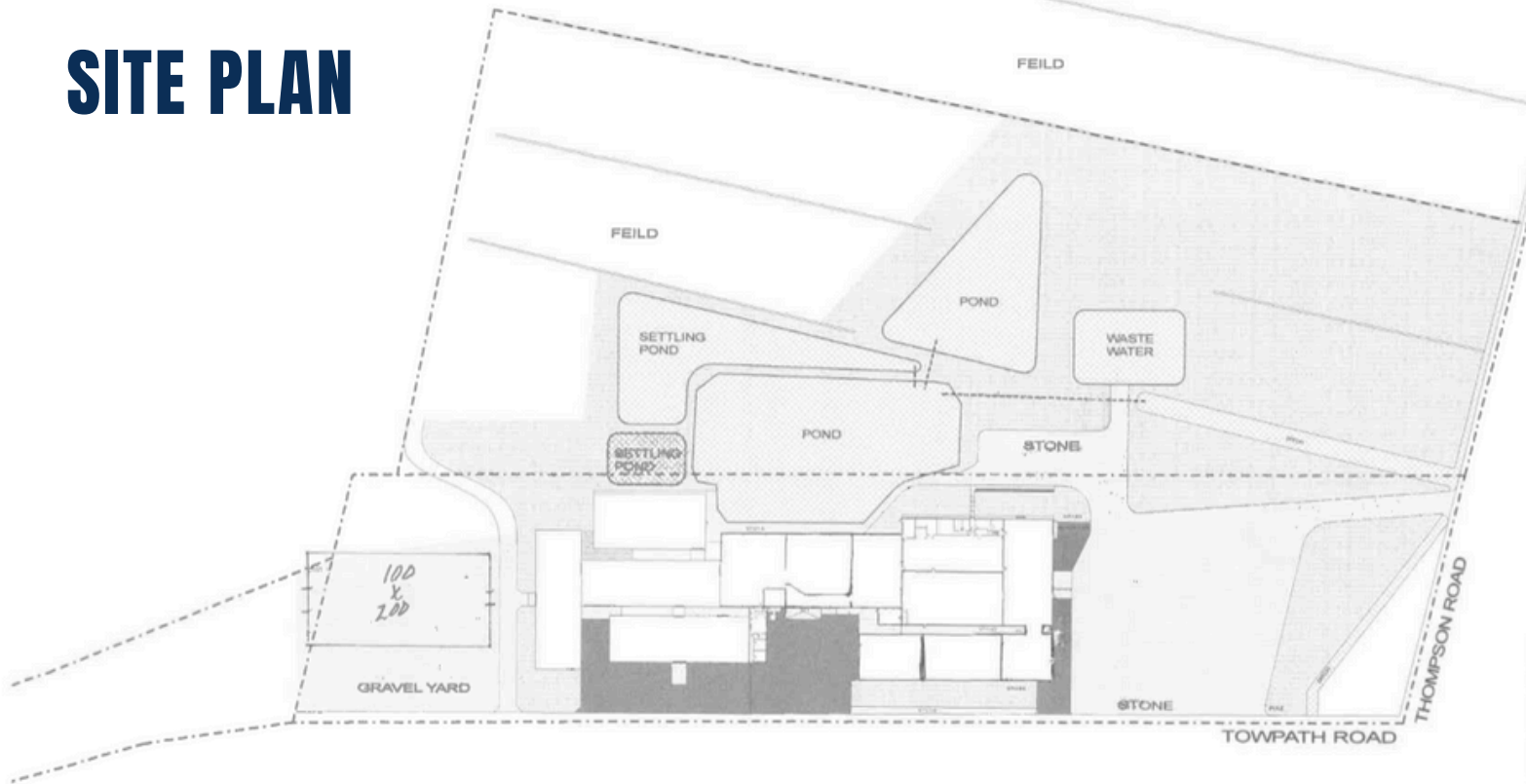
Production Capacity over 10 million lbs a year.
Approximately 80 - 90 employees
Facility runs two shifts 12 hrs a day for 4 days a week and a sanitation crew of 4 employees
Fulton Boiler 2019 (50 HP). Handles up to 6,000lbs hr at 180 degrees.
Multiple Kaiser Compressors: 1-26hp, 1- 20hp, 1- 36hp and one is 60hp.
Cold Areas Are All Freon
IQF Tunnel is Nitrogen

Facility Square Feet And Use
Total Building: 107,643
Refrigerated Storage: 12,000 sq ft
Dry Storage: 50,000 sq ft
Refrigerated Production: 26,400 sq ft
Office, Utility, Bathrooms, Break Rooms, Common Areas: 4,000 sq ft
Freezer Storage 8,400 sq ft
Production Area, refrigerated area, and frozen space all 20' ceilings
Common Storage: 16-20' ceilings

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SITE PLAN



ICCO Design/Build, Inc.
P.O. Box 1227 • 8534 North Service St.
Woodport, New York 13108
Phone 315-834-8827 Fax 315-834-8112
E-mail: ICCO@igocomputer.com

Project Name: Mertens Companies, LLC
Project No. : 0007
Drawing No. : 0007-mp4
Drawn By: Jeff Mertens
Date: July 6, 2003



PROPERTY PHOTOS



OWNER SUMMARY

Martens Fresh

Founded in 1997, Martens Fresh, manufactures individually quick frozen (IQF) vegetables using our blancher and freezer tunnel. Fresh root vegetables are cut to your specifications including diced, shredded, spiraled, and more. Martens Fresh's diversity expands our IQF line to process fruit through our freezer tunnel.

Martens Fresh aspires for continued growth and development of quality products that can be locally, domestically, or globally distributed.



EQUIPMENT LIST AND BUSINESS INFO UPON REQUEST

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ABOUT PORT BYRON, NY

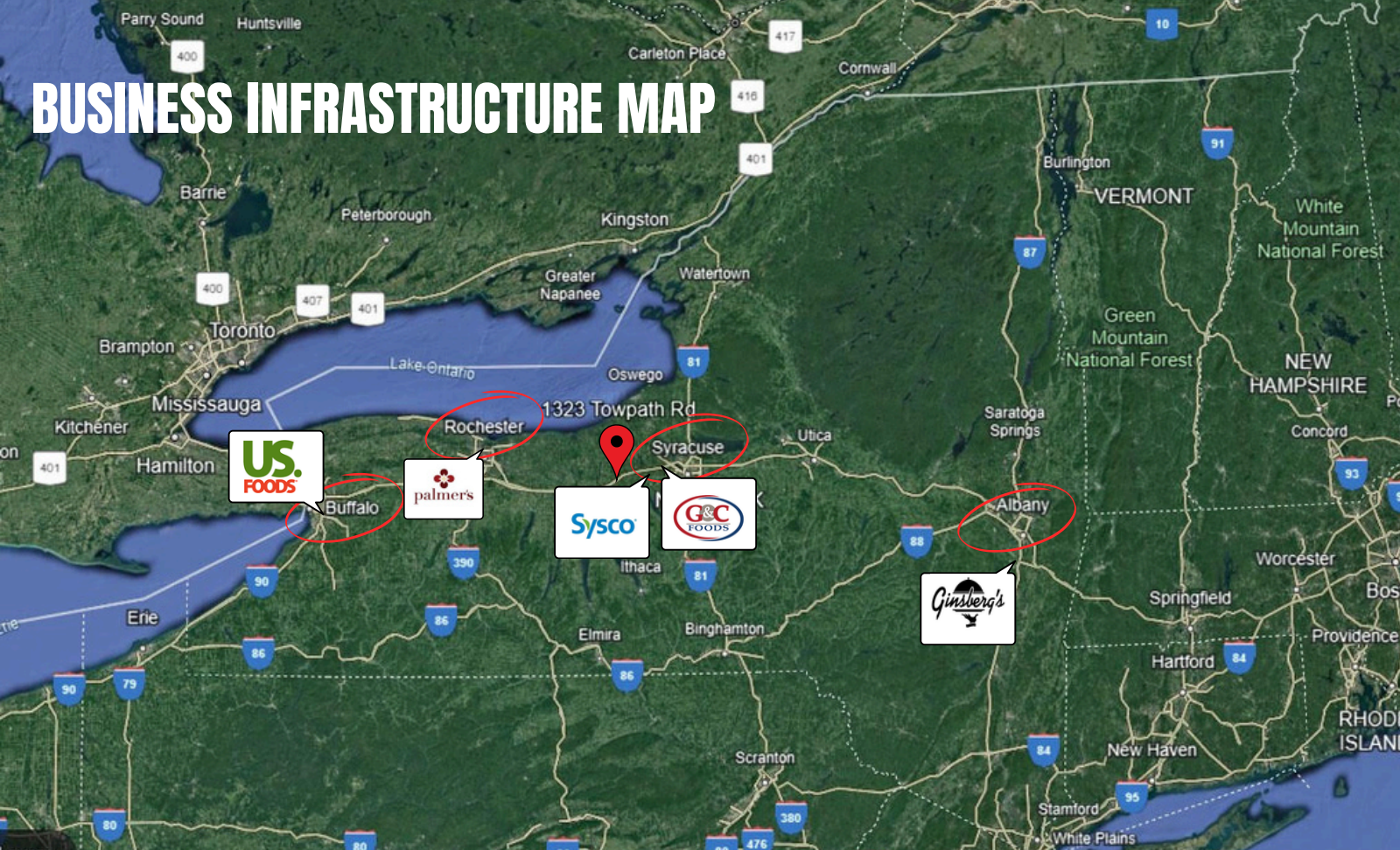
Port Byron is a village in Cayuga County, New York. It is in the town of Mentz and is north of Auburn.

With easy access to major transportation routes, such as I-90, and a business-friendly environment, Port Byron has become a hub for distribution and logistics businesses. It's close to major Upstate NY cities such as Buffalo (126 mi), Rochester (67 mi), Syracuse (29 mi), and Albany (168 mi).

Syracuse is the largest food distribution hub in CNY. This puts CNY farmers and food manufacturers just hours away from major markets in the Northeast.

POPULATION	2-MILE	5-MILE
2029 PROJECTION	1,670	7,251
2024 ESTIMATE	1,718	7,394
2020 CENSUS	1,897	7,816
INCOME	2-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$58,289	\$78,851

BUSINESS INFRASTRUCTURE MAP



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OFFERING MEMORANDUM

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