



*Available For Lease*

**1323 Towpath Rd**  
**Port Byron, NY 13140**



# Property 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 +



# PROPERTY SPECS

**Address:** 1323 Towpath Rd, Port Byron, NY 13140

**Type:** Industrial

**Total SF:** 50,000 - 107,643

**Acreage:** 20.08

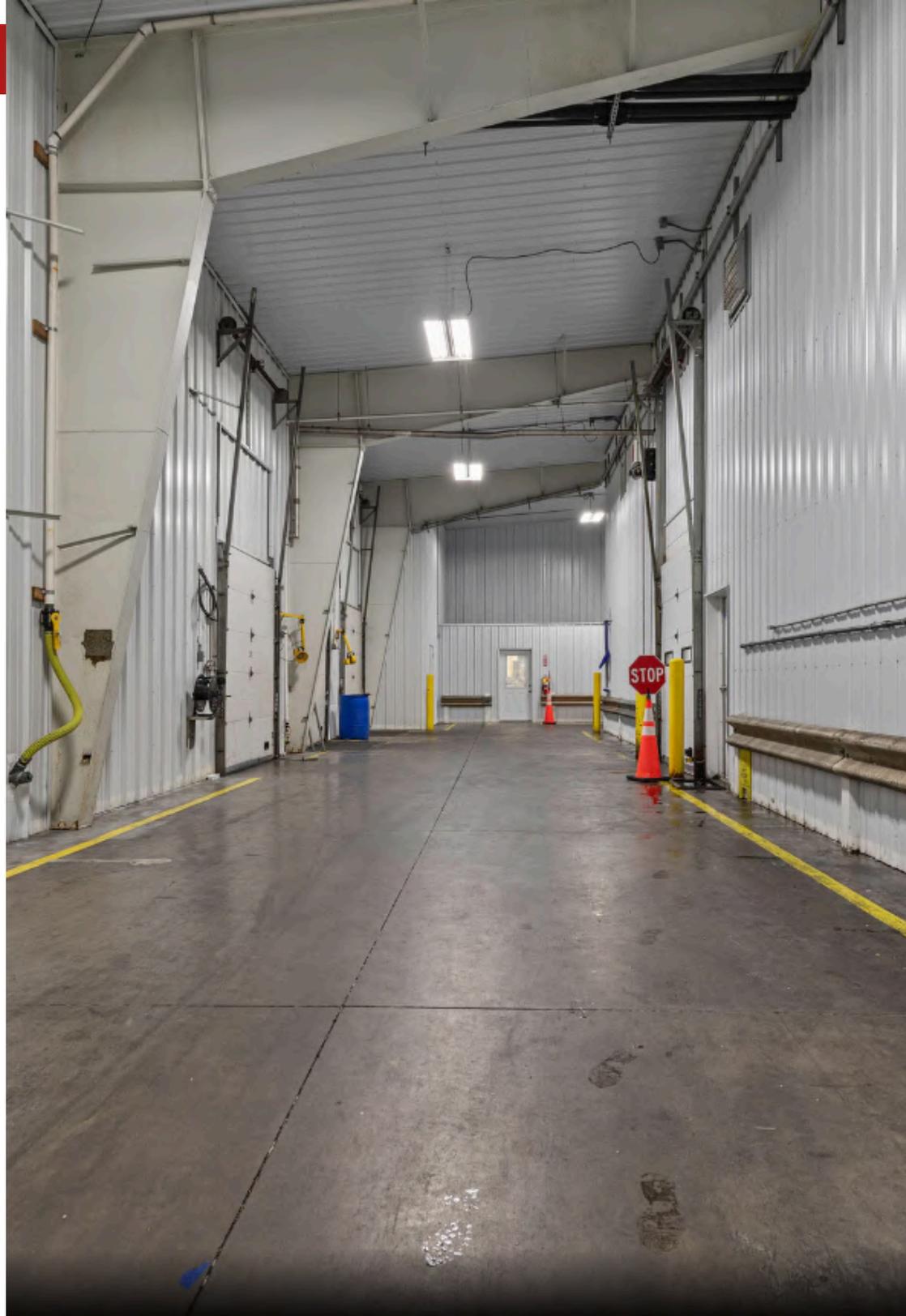
**Year Built/Renovated:** 1960/2019

**Drive-ins:** 4

**Dock Doors:** 5

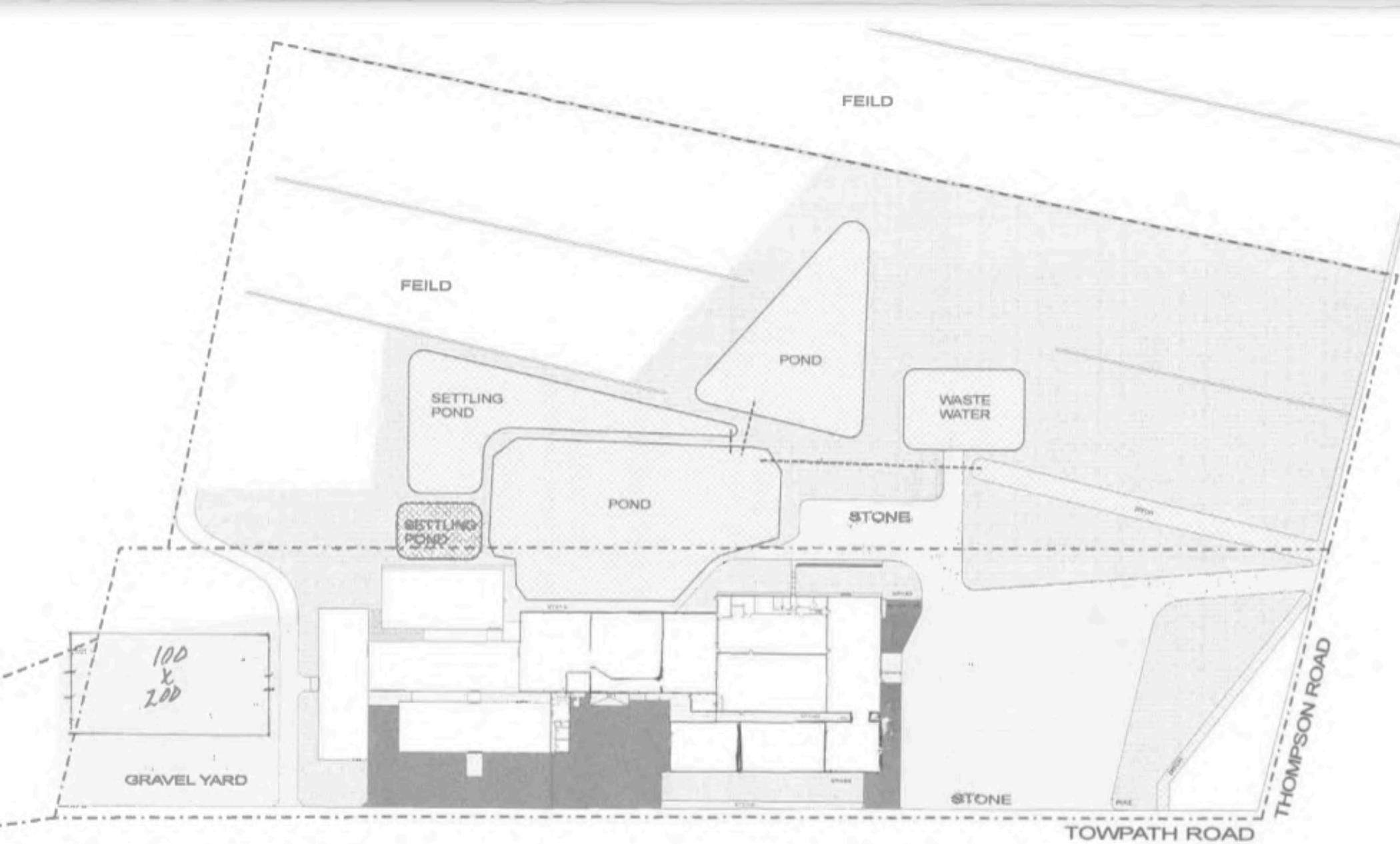
**Power:** 480Amp

**Zoning:** AR









**ICCO Design/Build, Inc.**

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 E-mail : ICCO@igocomputer.com

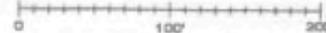
Project Name: Martens Companies, LLC

Project No. : 0007

Drawing No. : 0007-mp4

Drawn By: Jeff Martens

Date: July 6, 2003



# Prime Industrial Location - Port Byron, NY

1323 Towpath Road is strategically positioned within Central New York's growing industrial and logistics corridor, offering strong access to regional transportation routes and nearby population centers. The property benefits from close proximity to NY-31 and quick connectivity to I-90 (NYS Thruway) and I-690, enabling efficient east-west distribution across Upstate New York and direct routes to Syracuse, Rochester, and the broader Northeast market. Located near established industrial users and regional commercial hubs, the site is well-suited for warehousing, light manufacturing, service operations, and outdoor storage. Surrounding residential communities throughout Cayuga and Onondaga counties support reliable labor access, while the property's position along the historic Erie Canal corridor further enhances its connectivity within the region.

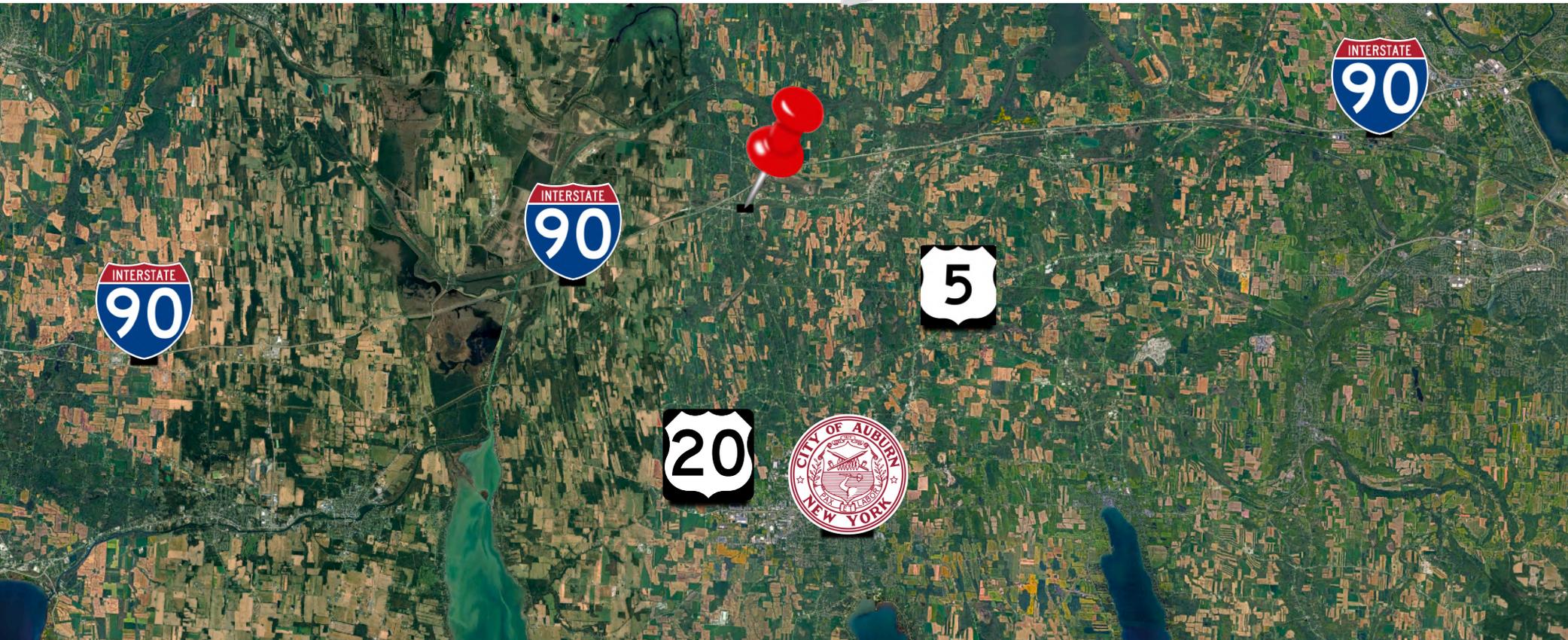


**US-20: 1.5 miles**

**NY-5: 1.7 miles**

**I-90 : 4.5 miles**

**Auburn, NY: 10 miles**





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