



FOR SALE

1200 TAYLOR ROAD AND 224 BROADWAY AVENUE

OWEGO, NEW YORK



± 340,000 SF MANUFACTURING FACILITY

A former state of the art printed circuit board manufacturing facility of ±340,000 square feet situated on ±39.44 acres in Owego, New York. Most of the former process equipment used to manufacture printed circuit boards has been removed, which should help facilitate for the installation of new process equipment or the modification of the facility to a particular use. The purchasing entity could be eligible for an array of tax abatements included in the Start-Up New York Program and a PILOT Program. Additional economic development programs that could apply to a new user include the Excelsior Program and the Upstate Revitalization Initiative.

The plant is located in the picturesque and award-winning small town of Owego, New York in close proximity to other high-tech businesses with easy access to the interstate road system.

ZONED	Industrial
PRICE	Negotiable Seller entertaining offers

MAUREEN WILSON; CCIM, SIOR

President – Binghamton
Pyramid Brokerage
Company O (607) 754
5990 x323
M (607) 427 5999
MWilson@pyramidbrokerage.com

BRUCE "ETHAN" COOK

Real Estate
Salesperson Pyramid
Brokerage Company O
(607) 754 5990 x311
M (607) 725-9118
ECook@pyramidbrokerage.com

TOM SNIDER

Executive Managing Director
Cushman & Wakefield
O (408) 436-3639
tom.snider@cushwake.com

PYRAMID BROKERAGE COMPANY

84 Court Street; Suite 300
Binghamton, NY 13901
(607) 754 5990 • Fax: (607) 754 7826
pyramidbrokerage.com

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1200 TAYLOR ROAD AND 224 BROADWAY AVENUE OWEGO, NEW YORK

Address: 1200 Taylor Road and 224 Broadway Avenue,
Owego, New York

Tax ID: 129.07-1-9 and 129.07-1-10

Site Size: ±39.44 acres

Gross Building Area: ±340,000sf

Breakdown:	Manufacturing	±200,000sf
	Office & Utility	±140,000sf
	High Bay	±38,000sf
	Mezzanine	±27,500sf
	Clean Room Area	±16,300sf

Shape/Topography: Level site at the top of a plateau

Ingress/Egress: Access from Route 17/I86 at Exit 65

Utilities: Municipal Water & Sewer
NYSEG Electric & Natural Gas

Year Built: The plant was built in stages
between 1979 and 2000

Foundation: Poured concrete

Exterior Walls: Metal with decorative brick

Ceiling Heights: ±10' manufacturing; ±21' warehouse

Roof: Flat rubber membrane with ballast

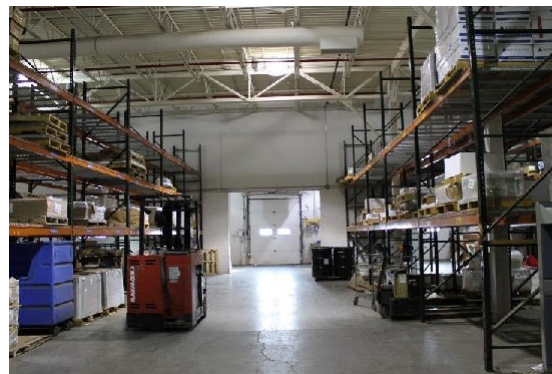
Floor: Tile and finished concrete

Lighting: Fluorescent, T-8 & 12 ballasts; metal
halide and high pressure sodium

HVAC: ±25% of the facility

Parking: 625 spaces

Loading Doors: 12 Dock High and 12 Grade Level



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UTILITIES

ELECTRIC SERVICE:	12,500 kVA (from 5 transformers) 277/480 volt (secondary-each transformer) 15,000 amps (secondary from 5 transformers)
SPRINKLERS:	Wet system
WATER SUPPLY:	2 metered city water mains 6 inches each
SEWER:	10 inch main for discharge of pre-treated industrial wastewater
GAS SUPPLY:	4 inch main

PLANT SYSTEMS & FEATURES

- Boilers - 2 high pressure steam, 1 low pressure, and 2 hot water
- HVAC - 50 air handler units, 40 rooftop units, 20 make-up air units

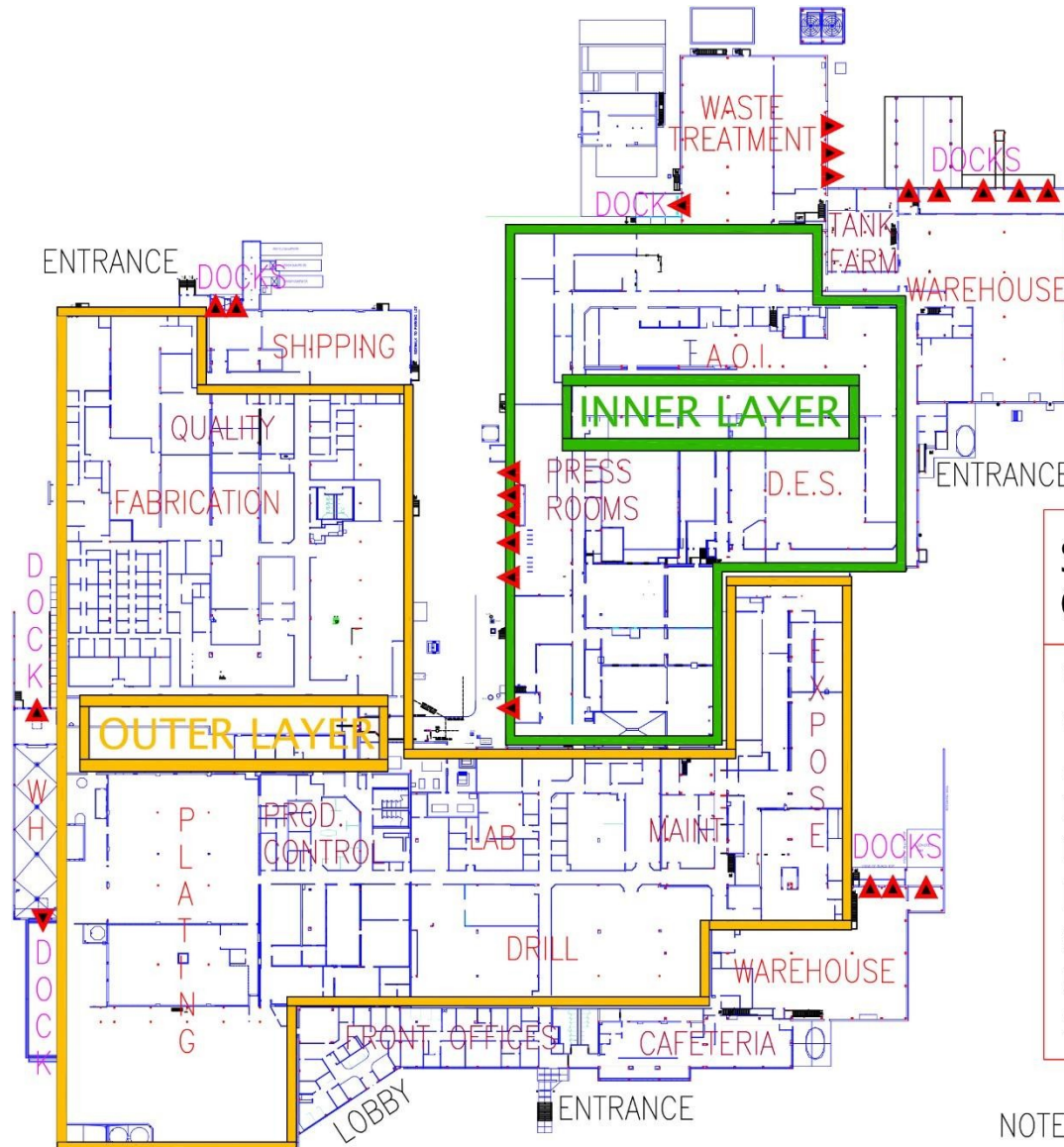
WASTE TREATMENT SYSTEM OPPORTUNITY

- Collection sumps, pits and trenches throughout the facility for wet process operations
- POTW – Can accept up to 600,000 gallons per day



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SQUARE FOOTAGE OF SELECTED AREAS

WASTE TREATMENT	- 16,500 SQFT ±
WAREHOUSES (3)	- 32,300 SQ FT ±
A.O.I.	- 14,300 SQ FT ±
D.E.S.	- 14,400 SQ FT ±
DRILL	- 22,100 SQ FT ±
LAB	- 2,400 SQ FT ±
PLATING	- 51,400 SQ FT ±
FABRICATION	- 9,900 SQ FT ±
SHIPPING	- 5,600 SQ FT ±

NOTE: ▲ = DOCK/GRADE LEVEL DOORS