

# AVAILABLE

10 Ward St.  
Vernon, NY



## VERNON, NEW YORK - 77,250 Square Feet on 19.48 Acres

**TOTAL SQUARE FEET AVAILABLE:**  
**DESCRIPTION:**

77,250 square feet  
This is a modern manufacturing and warehouse facility which can be expanded off the north wall by approximately 60,000 square feet. It has been well maintained over the years, and is adaptable to a variety of manufacturing or warehouse reuses. It is improved with municipal water, municipal sewer, and natural gas. The facility possesses an abundance of electrical power and compressed air lines distributed throughout for most modern applications in today's market.

**TOTAL LOT SIZE:**

19.48 acres

**PAVED PARKING AREA:**

Office area (west of building): 25 cars  
Plant area (south of building): 85 cars  
East of building: 10 trailers

**CONDITION OF BUILDING:**

Excellent

**BASIC DIMENSIONS:**

300' x 240', plus office offset

**DATES OF**

**CONSTRUCTION:**

1970

**CONSTRUCTION:**

*Floors:* 6" Reinforced concrete, covered with a clear epoxy sealant.  
*Walls:* Pre-engineered insulated metal panels  
*Columns:* 10" steel round columns

**CONSTRUCTION (CONT.):**

*Ceiling:*

Steel truss, with roof-top smoke hatches throughout the plant area.

*Roof:*

Combination of single ply rubber membrane over the plant area and ballasted membrane over the office area.

**OFFICE FACILITIES:**

5,250 square feet of air-conditioned office and support space situated in the west end of the building. The space consists of a main lobby/reception area, (8) private offices, (3) general office areas, (1) conference room, (1) design/engineering area, (1) vending-style cafeteria, (1) first aid room, (1) vault, and rest rooms. Additionally, situated on a mezzanine level and not counted in the total square footage, is a nicely appointed training room and production office. The finish consists of wall-to-wall carpeting, dropped acoustical ceiling tiles, florescent lighting and finished interior partitions.

**CLEAR CEILING HEIGHTS:**

20' at eave; 22' at center

**COLUMN SPACING:**

60' x 40'

**POWER:**

*Supplied by:*

National Grid

*Primary Service:*

There is one pad-mounted 750 KVA transformer situated off the northwest corner of the building.

**POWER (CONT.):**

*Secondary Service:* 1,200 amp, 480/277 volt, 3 phase, 4 wire main switch gear by Square D.  
*Distribution:* (1) 390' bus duct configured in the plant in an L-shape and rated at 600 amp, 480 volts.

**HVAC:**

*Office Area* Heat: Gas fired Utica hot water boiler rated at 320,000 btu.  
Air Conditioning: 4 pad-mounted Carrier Tech 2000 air conditioning units.  
*Plant Area* Heat: 1 gas-fired Rapid Air air rotation unit rated at 1,300,000 btu and installed in 2008; 1 gas-fired Johnson air rotation unit rated at 1,300,000 btu.  
Ventilation: 4 wall-mounted exhaust fans

**SPRINKLER:**

100% wet coverage via (2) 8" risers along the south wall. The system is rated at 82 psi static pressure and 32 psi residual pressure with a flow rate of 862 gpm.

**FIRE HYDRANTS:**

3 private fire hydrants - situated off the northwest, southeast and southwest corners of the building, respectively.

**WATER:**

Supplied by: Village of Vernon; the system is in the process of being upgraded which will provide approximately 300,000 gpd added capacity opportunities for Village customers.  
8" Main  
6" & 2" Lines

**SEWER:**

Supplied by: Village of Vernon  
8" Main  
6" Line

**NATURAL GAS:**

Supplied by: National Grid  
2" high pressure service

**LIGHTING:**

Superwatt Low Bay 350 watt Pulse Start Quad Tap energy efficient lighting, installed in 2004. Exterior lighting via poll and wall-mounted halogen units.

**COMPRESSED AIR:**

Compressed air lines are situated throughout the plant via (1) 2-inch and (1) 1-inch connected loops.

**FIRE / SECURITY:**

A Simplex centrally monitored fire protection system is connected to several alarms throughout the building and the sprinkler system. A separate security system monitors all doors along with a few motion sensors in the building.

**TRUCK LOADING:**

*East wall:* (8) 8' x 8' tailgate dock doors, equipped with load levelers and dock seals, and 3 equipped with dock locks.

(1) 10' x 10' tailgate dock door equipped with a load leveler and dock seal.

*South wall:* (1) 9' x 12' insulated metal drive-in door  
Paper board packaging and converting  
(M-1) Manufacturing

**LAST USE:**

**ZONING:**

**REAL ESTATE**

**ASSESSMENT:**

\$1,210,000; based upon a full market value of \$1,624,200.

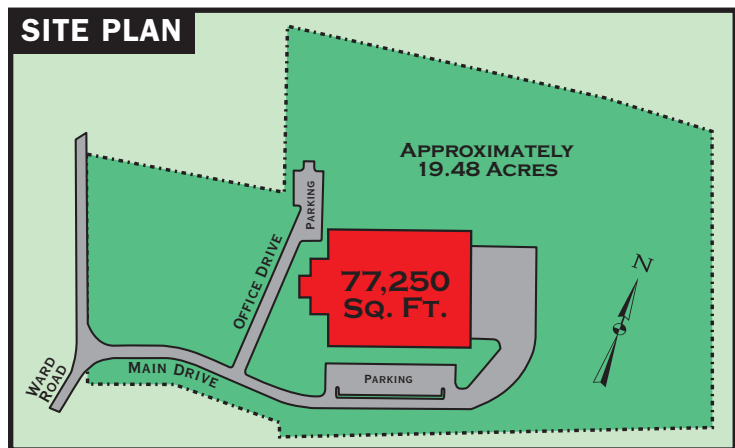
**TOTAL REAL**

**ESTATE TAXES:**

\$40,839.09 or \$0.53 per square foot

**POSSESSION:**

Immediate



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