

5 WARD STREET, VERNON, N.Y.

Lot Size: 1.9 acres

Use: Commercial / Light manufacturing

<u>BUILDING</u>	<u>SQ. FEET</u>
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Office	1500
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Warehouse	6300
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Mfg. & Assembly	<u>5200</u>
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Total:	13,000 approx
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Age: 25 + / warehouse addition = 15)

Stories: 1

Units: 1

Parking spaces: 10-15 + (partially paved)

Ceiling Height: warehouse & mfg. areas = 14"
Office areas = 8'

Overhead Doors: 4

Loading Docks: 1

Basement: none

County: Oneida

School: VVS

Ext. Appearance: good

Int. Appearance: good

Possession: TBD

FINANCIAL

Assessment: \$225,000

School Taxes: \$6050

County Taxes: \$2052

Village Taxes: \$1503

Total taxes: \$9605 (2009)

Appraisal: \$280,000 (2004)

MECHANICAL

Heat: gas forced air (new furnace 11/08)
Heating Systems: 2
Cooling Systems: 1 (central) offices only
Sewer: public installed
Water: public installed
Electric : 480/3 phase
Lighting: Fluorescent
Flooring: concrete
Exterior: steel / brick trim
Roof: steel and shingle

COMMENTS

Excellent commercial property located in Vernon, NY, just ½ block off Route 5, and only 4 miles from NYS Thruway (Verona). Two large lots on either side of building provide for lots of parking and easy maneuvering of trucks and other vehicles. Plenty of room on north side of property for expansion or storage.

Office area includes four offices, one showroom / office, two storage rooms, two rest rooms, and a kitchen

Warehouse is 72' x 90' clear span with 14' height to rafters, unheated, with direct access to a truck height loading dock, two overhead doors (one grade level, one off loading dock area), and two entry doors.

Space currently used for manufacturing is divided into two areas approx. 2500 sq. ft. each. Each area has a grade level overhead door, entry doors, and access to the warehouse. An additional men's room is on one side.

Building is currently occupied by Old Forge Metals Inc