



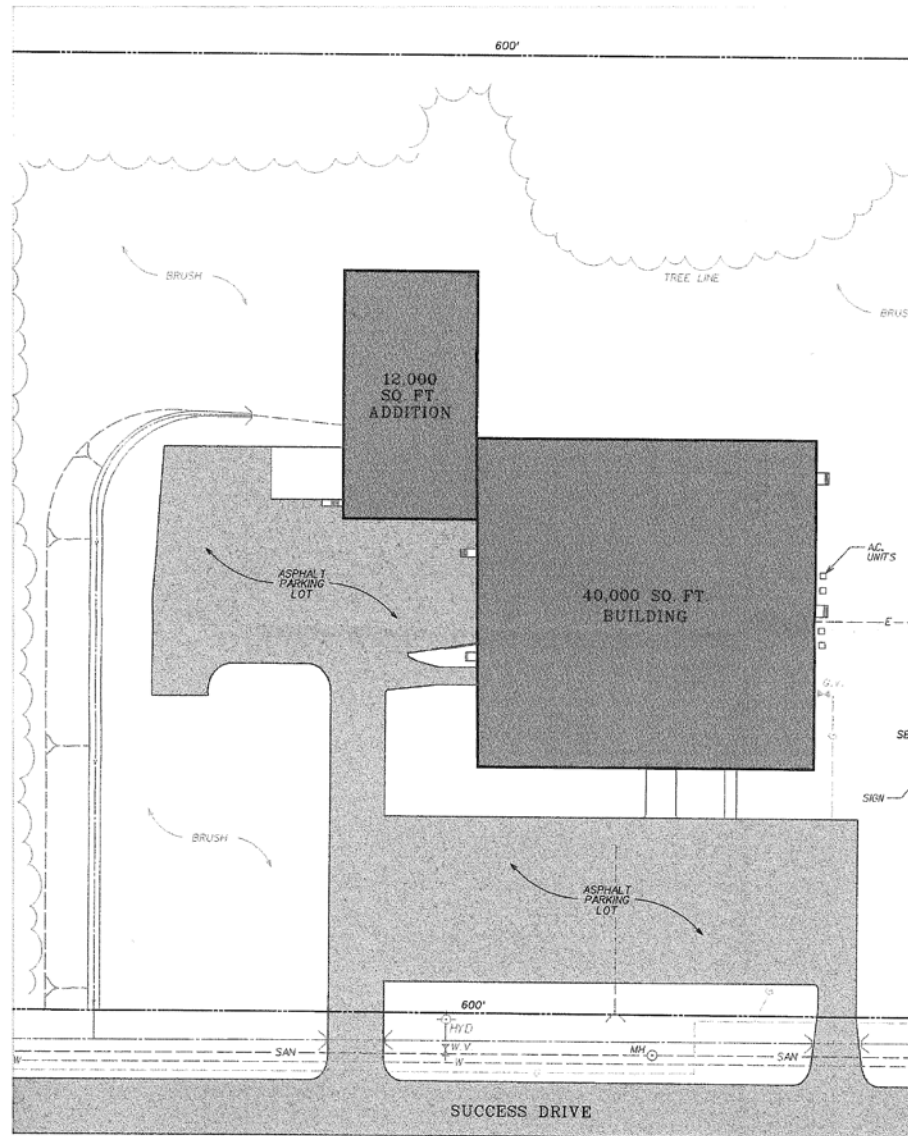
5780 Success Drive, Rome NY 13440
52,000 sq. ft.

Industrial Site/Park Name:	5780 Success Drive (former EMI Bldg.) West Rome Industrial Park
Total Acreage:	7.64
Available Acres:	7.64
Additional Acres Available:	0
Site Dimensions:	Approximately 600' x 580'
City/Town/Village:	City of Rome
County:	Oneida
County Population:	219,249
School District:	Rome City
Nearest MSA:	Utica-Rome-Herkimer County
MSA Population:	297,286
Building Size (in square feet):	52,000 – 40,000 with 1,400 mezzanine, and 12,000 warehouse

Office:	Yes – 8,000 sf, plus 1,400 sf in mezz.
Manufacturing:	Yes
Condition:	Good
Paved Parking:	Yes
Date of Construction:	1981/shell; 1986 & 1989/build-outs; 1994/warehouse
Construction:	Floors: 6' steel reinforced concrete- mfg;vinyl/carpet-offices
	Walls: Steel-mfg/Concrete-office
	Columns: Steel
	Ceiling: Steel Deck w/joists
	Roof: Steel deck with .060 BUR (November 2009) – 20-yr warranty
Ceiling Height:	Main plant- 17'; Warehouse – 21'
Column Spacing:	40' x 50'
Compressed Air:	Currently tenant owned-30 hp
Air Conditioning:	YES-through wall units in offices
Lighting	Various fluorescent fixtures
Truck Loading:	Yes-6 docks
Elevator:	NO
Sprinkler:	Yes-2 wet systems
Test Borings:	Yes-Available
General Topography:	Level
Zoning:	Manufacturing
Last Use:	Manufacturing
Possession:	Rome Industrial Development Corp.
Adjacent Business Development:	Manufacturing, warehousing, retail
Nearest Highway/Distance:	NYS Route 69(borders property)
Nearest Expressway:	I-90/15 miles
Distance to Interchange:	Utica-15 miles; Verona-12 miles; Westmoreland-9 miles
Railroad Siding:	No

Line Adjacent:	N/A
Nearest Commercial Airport:	Syracuse Hancock (SYR) <50 miles
Nearest General Aviation Airport:	Oneida County@ Griffiss – 6 miles
Distance:	6 miles
Runway Length:	11,000 linear feet @ Griffiss
<u>Electricity</u> Supplier: Line Size-kVa: Distance to Site:	National Grid 800 –amp service with transformer; 480/277 V; 3-phase, 4-wire: Buss Bars
<u>Natural Gas</u> Supplier: Line Size: Pressure (psi): Distance to Site:	National Grid 4” TBD
<u>Water</u> Supplier: Line Size: Pressure (psi): Distance to Site: Other Water Sources:	City of Rome 2” TBD
<u>Sewer</u> Supplier: Line Size:	City of Rome 4”
<u>Telecommunications</u> Supplier:	Northland Communications
<u>Fire Protection</u> Provider: Nearest Station:	City of Rome < 5 miles
<u>Police Protection</u> Provider: Nearest Station:	City of Rome < 5 miles Oneida County Sheriff <5 miles
<u>Rescue Squad</u> Provider: Nearest Station:	City of Rome < 5 miles

Property Taxes: Assessment: Tax Rate/\$1000: Equalization Rate: Total:	 \$1,384,700 \$48.29 (as of 3-26-09)
Offering/Terms:	
Notes/Remarks:	



SITE PLAN



