

## **INTRODUCING**

### **Port Watson Industrial Park Cortland, New York**

**113 To 115 Port Watson Street  
Cortland, NY 13045**

**?? Eight buildings**

**?? 71,900 s/f under roof**

**?? 10 acres of land**

**?? Zoned Industrial**

**?? Empire Zone Designation**

**?? Available for sale or rent**



**Port Watson Industrial Park  
Cortland, New York**

**LAND SPECIFICATIONS**

**Location:** Approximately two miles from Exit 11 of Interstate Route 81, and three miles from Exit 10 of Interstate Route 81. This property is located on NYS Route 41, a high traffic road with truck access. .

**Acreage:** 10 acres total, of which 3 acres is undeveloped

**Tax Parcel:** 86.68-01-01.12

**Road Frontage:** Three access points: Port Watson Street 83 ft.  
Pendleton St. at Blodget St. 50 ft.  
Pendleton St. – South End 50 ft.

**Parking:** Plenty of designated parking throughout the site

**MISCELLANEOUS INFORMATION**

**Municipality:** City of Cortland

**Zoning:** GI – General Industry

**Assessment:** Land – \$244,000  
Total – \$493,500

**Taxes:** \$23,662

**Use:** Manufacturing, warehousing, office

		Price
<b>Square Foot/Prices:</b>	Office Building – 7,200 s/f	\$200,000
	Bldg #1 – 7,920 s/f	188,000
	#2 – 9,520 s/f	100,000
	#3 – 3,200 s/f	57,000
	#4 - 9,000 s/f	145,000
	#5 - 27,460 s/f	330,000
	#6 - 3,600 s/f	34,000
	#7 - 4,000 s/f	40,000
	Acreage	75,000
	-----	-----
	Total 71,900 s/f	\$1,169,000

**Note:** The property can be subdivided so that a combination of one or more buildings can be acquired. A more competitive price can be negotiated for the acquisition of the entire property. In addition, the buildings can be occupied through a lease arrangement.

## Office Building

**Total Sq. Ft.:** 7,200 s/f  
**Rooms:** First Floor – Four private offices  
Two large open areas,  
Reception area  
Bathrooms – men & women  
Second Floor – Four private offices  
One large conference room  
Breakroom  
Bathrooms – men and women  
Reception area

**Date of Construction:** Interior renovations & improvements in 1980 and 1985

**Construction:** Brick and steel

**Floors:** w/w carpeting

**Ceilings:** Dropped acoustical with recessed lighting

**Walls:** Drywall, painted and wallpapered

**Ceiling Height:** 6'8"

**Sprinklers:** Throughout – not presently activated

**Bathrooms:** 2 bathrooms down, 2 bathrooms up

**Sewer & water:** Municipal

**Heating:** HVAC – gas fired

**Electrical:** 220 volts, single phase

**Condition of Building:** Good

**Basement:** No

**Computer:** Wired throughout

**Roof:** Flat, built-up with interior drains, in good shape

**Parking:** 20 cars on macadam surface

**Price:** \$200,000



**Building #1**  
**Former Essex Steel Fabricating Facility**

**Building Dimensions:** 200 X 35 production area  
23 X 40 office area

**Total Sq. Ft.:** 7,920 s/f

**Date of construction:** 1920

**Construction:** Brick and steel

**Floors:** Concrete slab

**Ceilings:** Exposed

**Ceiling Height:** 19 ft.

**Lighting:** Natural lights and fluorescent above perlins

**Sprinklers:** Abandoned, can be reactivated for \$27,000

**Bathrooms:** In attached office space

**Sewer & water:** Municipal

**Heating:** 2 ceiling hung gas forced air with air circulation

**Electrical:** 480 amp, 240 volts, 3 phase

**Loading:** One exterior overhead door

**Condition of Building:** Good

**Exterior Walls:** Brick and steel with metal exterior clad

**Roof:** Metal

**Price:** \$188,000

**Narrative:** The open bay interior design allows for high pallet shelving, linear assembly activity and a wide range of warehousing. It is insulated and heated.



**Building #2**  
**Former Essex Steel Fabricating Facility**

**Total Sq. Ft.:** 9,520 s/f  
**Date of Construction:** 1930's with improvements,  
**Construction:** Brick & steel  
**Floors:** Concrete slab  
**Ceilings:** Heated areas has rigid insulation, painted  
**Walls:** Block and particle board  
**Ceiling Height:** From 12'9" to 17'  
**Sprinklers:** None  
**Bathrooms:** None  
**Heating:** Ceiling hung gas forced air units and radiant heat in portions  
**Lighting:** Halogen and fluorescent strips  
**Electrical:** 220 volts  
**Loading:** Docks - Large 52 ft. dock at east wing, interior dock at west wing  
Ground level – 24' X 14' overhead door at west wing  
- 12' and 20' sliding doors  
Rail siding enters the building at the east end  
**Condition of Building:** Good  
**Roof:** Metal, pitched  
**Price:** \$100,000

**Narrative:** Most of the warehouse building was constructed in the 1930's, and has received many structural and functional upgrades. There is a large amount of land available with this building for outside storage or material handling.



### Building #3 Machine Shop

<b>Building Dimensions:</b>	32 X 100
<b>Total Sq. Ft.:</b>	3,200
<b>Construction:</b>	Pole Structure
<b>Date of Construction:</b>	mid 1980's
<b>Floors:</b>	Slab
<b>Ceilings:</b>	Exposed
<b>Interior Walls:</b>	Plywood and particle board
<b>Ceiling Height:</b>	12 ft.
<b>Lighting:</b>	Fluorescent
<b>Sprinklers:</b>	None
<b>Bathrooms:</b>	One
<b>Sewer &amp; water:</b>	Municipal
<b>Heating:</b>	GFA ceiling hung with air circulators
<b>Electrical:</b>	480 amp, 240 volts, 3 phase
<b>Loading :</b>	One overhead door – 10' X 10'
<b>Condition of Building:</b>	Good
<b>Exterior Walls:</b>	Metal
<b>Roof:</b>	Metal, pitched 4/12
<b>Bathrooms:</b>	One
<b>Parking:</b>	Ample
<b>Price:</b>	\$57,000



**Building #4  
Cold Storage**

<b>Total Sq. Ft.:</b>	9,000 s/f
<b>Bldg Dimensions:</b>	90 X 100
<b>Date Of Construction:</b>	1950
<b>Construction:</b>	Steel on slab
<b>Floors:</b>	Concrete Slab
<b>Ceiling Height:</b>	24 ft.
<b>Lighting:</b>	Fluorescent
<b>Walls:</b>	Exposed with ½ rolled insulation
<b>Sprinklers:</b>	None
<b>Sewer &amp; water:</b>	Municipal
<b>Heating:</b>	None – cold storage
<b>Electrical:</b>	3 phase, 208 volts, 110 amps
<b>Condition of Building:</b>	Good
<b>Roof:</b>	Metal, pitched
<b>Parking:</b>	Ample
<b>Loading:</b>	2 overhead doors 12 ft. X 16 ft. 1 exterior loading dock
<b>Price:</b>	\$145,000
<b>Note:</b>	This building is presently leased. Details will be provided



**Building #5  
Manufacturing**

**Total Sq. Ft.:** 27,460 s/f  
**Date Of Construction:** 1940  
**Construction:** Steel on slab  
**Floors:** Concrete Slab  
**Ceilings:** Exposed wood in production area, dropped ceilings in offices  
**Walls:** Drywall in offices,  
**Sprinklers:** Throughout – recently installed  
**Sewer & water:** Municipal  
**Heating:** Gas fired H.W. Baseboard in offices, ceiling hung units in p  
production are  
**Air Conditioning:** Offices  
**Electrical:** 108 V, 3 phase  
**Condition of Building:** Good to Excellent  
**Basement:** No, slab  
**Roof:** New, flat  
**Loading:** 2 loading docks  
3 overhead doors at production area  
**Offices:** 8 private offices  
1 reception area  
1 conference room  
1 break room  
**Parking:** Ample  
**Price:** \$330,000  
**Narrative:** This building is presently leased. Details are available up request.



## Building #6

<b>Total Sq. Ft.:</b>	3,600 s/f
<b>Date Of Construction:</b>	Turn of the century
<b>Construction:</b>	Brick
<b>Floors:</b>	Concrete slab
<b>Ceilings:</b>	Exposed
<b>Walls:</b>	Exposed
<b>Sprinklers:</b>	None
<b>Sewer &amp; water:</b>	None
<b>Heating:</b>	None
<b>Electrical:</b>	3 phase, 210/108
<b>Condition of Building:</b>	Shell of a building remains, building stands true
<b>Roof:</b>	Pitched, new metal
<b>Price:</b>	\$34,000
<b>Narrative:</b>	Considering the unique Victorian architecture and the condition of the structure, this building could be renovated for an office facility with shipping and receiving.



## Building 7

<b>Total Sq. Ft.:</b>	4,000 s/f
<b>Bldg. Dimensions:</b>	40 X 100
<b>Date Of Construction:</b>	1948
<b>Construction:</b>	Steel on slab
<b>Floors:</b>	Slab
<b>Ceilings:</b>	Exposed
<b>Loading:</b>	Overhead door at the front of the building and loading dock to the rear of the building
<b>Sprinklers:</b>	None
<b>Sewer &amp; water:</b>	Municipal
<b>Heating:</b>	None, Insulated
<b>Electrical:</b>	3 phase, 220/110
<b>Condition of Building:</b>	Good
<b>Roof:</b>	Pitched, metal
<b>Parking:</b>	Ample
<b>Price:</b>	\$40,000



## Acreage

**Acreage:** Approximately 3 acres as identified in the aerial photo can be spun off from the balance of the property. More acreage can be made available either from the Port Watson Park or the southern property for up to an additional 8 acres.

**Access:** Pendleton Street – 50 ft. access

**Rail:** This land has is contiguous with the rail spur presently servicing the property.

**Topography:** Flat, clear

**Zoning:** GI – General Industry

**Price:** \$75,000

