



Pyramid Brokerage
Company

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 all of the requisite infrastructure to resume the manufacture of printed circuit boards will remain in place including a wastewater treatment plant (available for a short time), secondary containment, clean rooms, wet processing and drilling areas. 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

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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

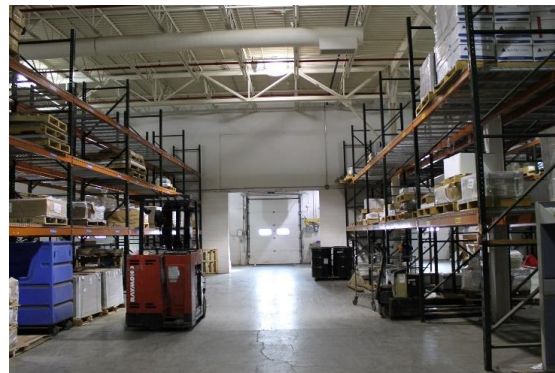
Floor: Tile and finished concrete

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

HVAC: ±85% 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 8 hot water
- HVAC - 50 air handler units, 40 rooftop units, 20 make-up air units
- Chillers - 1 Trane & 2 York 650 tons each
- Full cafeteria, seating 126
- Compressed Air – (2) 330 hp and (1) 220 hp air compressors

WASTE TREATMENT SYSTEM (available for a short time)

- Collection sumps, pits and trenches throughout the facility for wet process operations
- Overhead piping transfer from wet process areas to waste treatment plant
- Capacity – 300,000 gallons per day with potential for increased capacity
- POTW – Up to 600,000 gallons per day
- Systems – Spent cheleated and non-cheleated treatment systems
- Presses & Drier – Sludge processing & removal

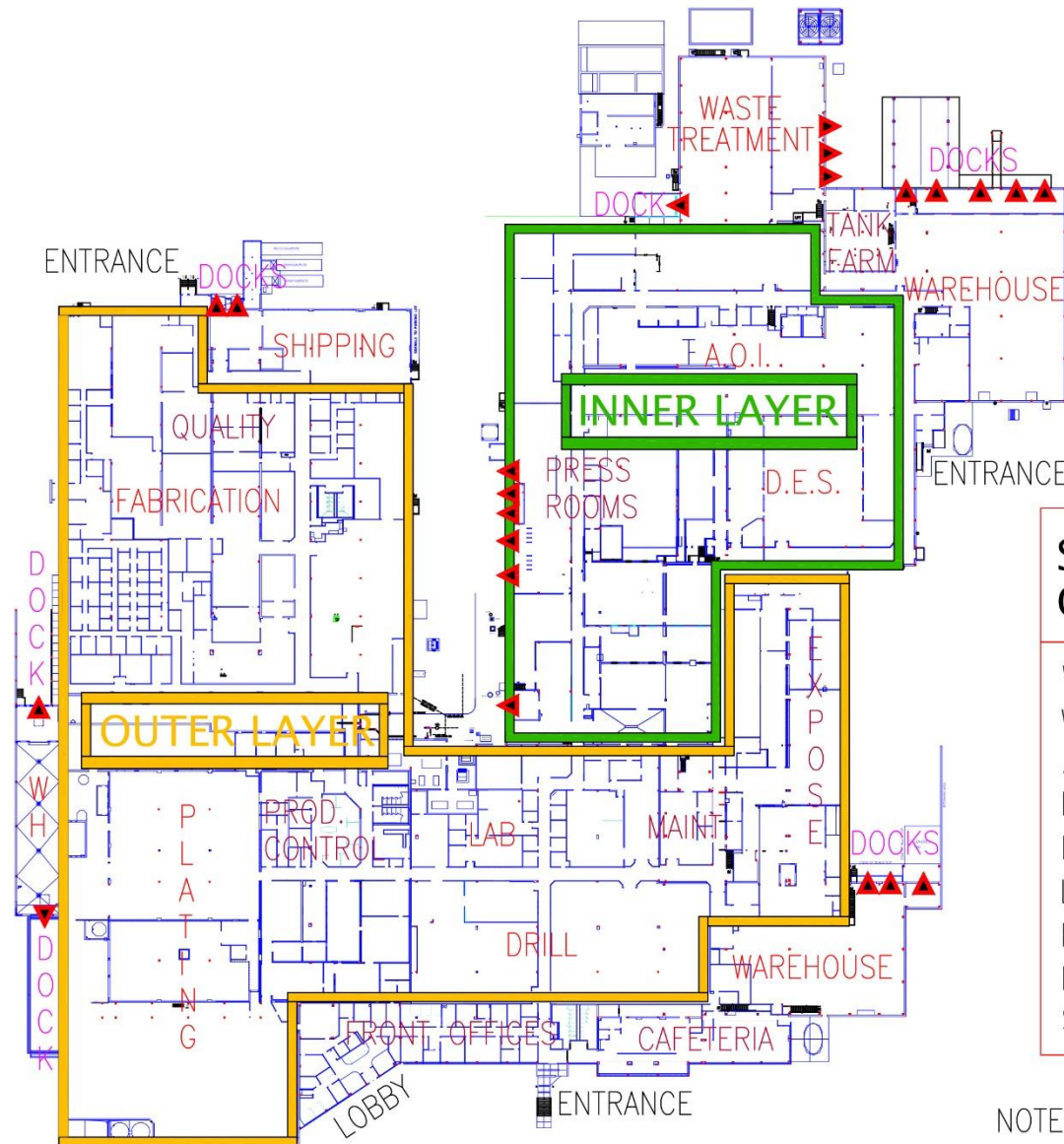




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SQUARE FOOTAGE OF SELECTED AREAS

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