



FEATURES

- 19,616sf +/- light industrial building
- Office Area: appx. 2,000sf, remainder open manufacturing
- Manufacturing Space:
14ft clear height
3 phase, heavy electric service
- Appx. 10 acres
- Well – Septic
- Metal Exterior
- Metal Roof
- Office – Gas HVAC
- Manufacturing - Radiant Heat

DETAILS	
AVAILABLE	19,616 SF
ASKING PRICE	\$695,000
LOT SIZE	10+/- Acres
TAXES	\$14,655
TAX MAP #	123-2-20.121 5.46 acres 123-2-20.122 2.01 acres 123-2-20.123 2.67 acres

For more information, contact:

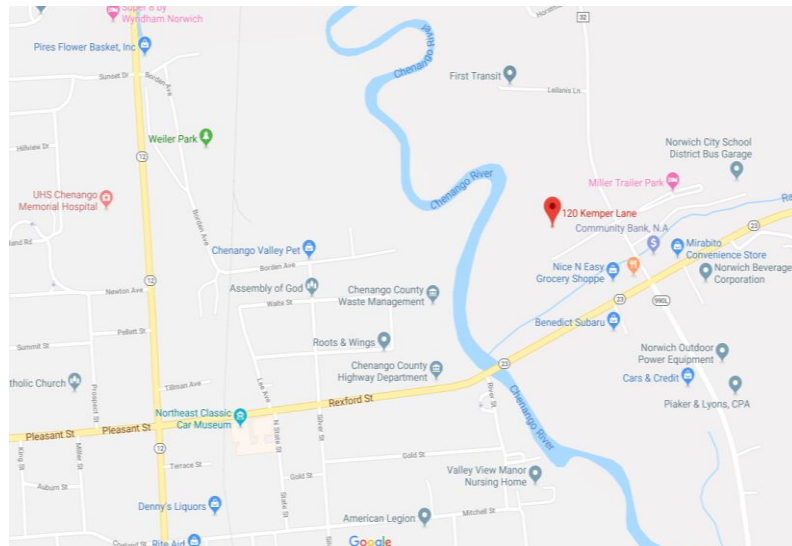
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SITE FACTS

Building

- 19,616sf; 2,000sf office, 17,616sf light manufacturing

Site Size

- 3 lots totaling 10+/- Acres

Year Built & Improvements

- Originally built in 1993, addition 1995

Electrical Capacity

- Heavy electric service 3 phase

Heat & Air

- Office – gas HVAC
- Manufacturing – Radiant heat

Water & Sewer

- Property served by on site well and septic
- Well on front parcel, not building parcel
- Two septic tanks servicing front and rear of building

Roof & Exterior Walls

- Insulated metal panels
- Clear height 14'

Docks

- 2 docks
- 1 drive-in

Manufacturing Lighting

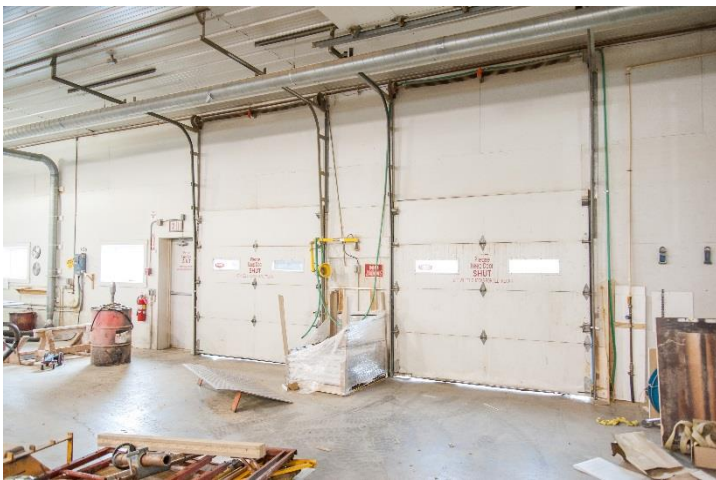
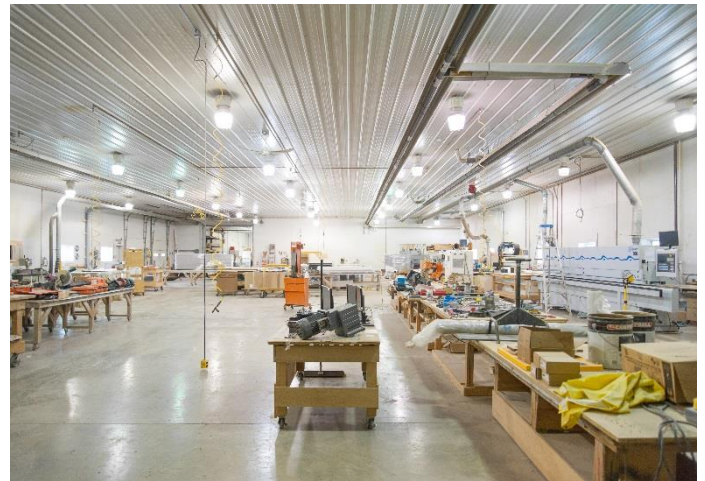
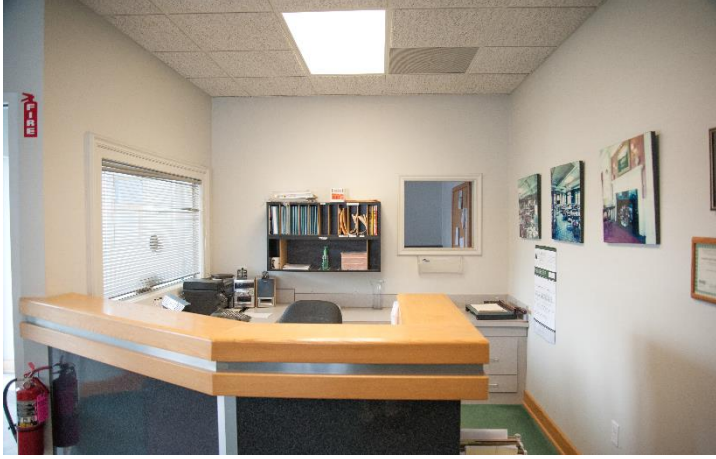
- Halide Vapor

SPECIAL FEATURES

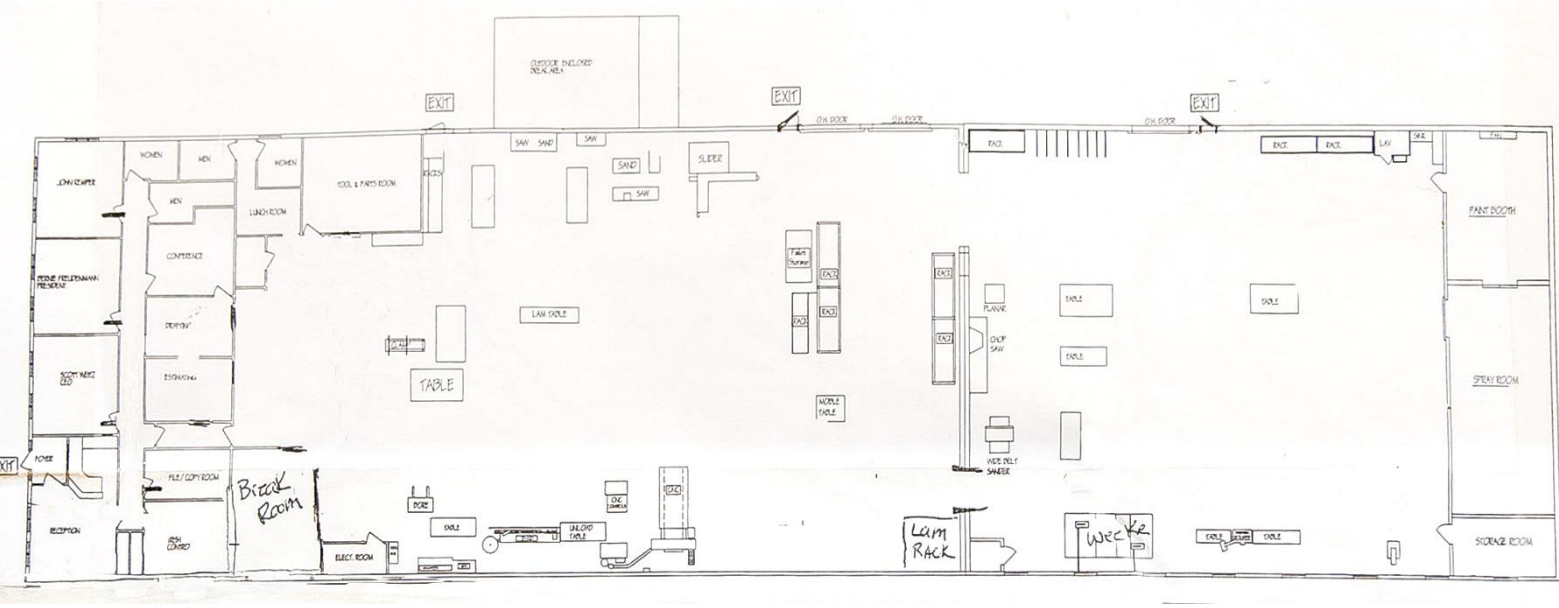
- Large dedicated drying rooms
- Paint Area – fully ventilated, explosion proof lights in spray area
- Compressed air lines to equipment
- Power Drops
- Dust collection system (not included in the sale, but can be purchased separately)
- Clear span building – no columns
- Natural light in the manufacturing area
- Upper storage areas for material and supplies
- Executive offices in Custom Woodwork
- Walher duct throughout front offices for running IT wires
- Shower in executive rest room

FOR SALE

120 Kemper Lane
Norwich, NY



FLOOR PLAN



AERIAL

