



Former Manufacturing Facility Available

Property Details:

- Tax ID's:
 - 144.2-33 Town of Bath
 - 144.18-1-1.2 Village of Bath
- Lot Size: 74.93 acres +/-
- Water: Bath village
- Sewer: Bath village
- Natural Gas: Bath Electric & Gas
- Electric: NYSEG, w/ Bath Electric & Gas also available
- Zoning: None

Building Details:

- 335, 835 SF +/-
- Year Built: 1953 w/ additions in 1971 & 1984
- Power substation - new 2009
 - (2) main feed lines 34.5 KV into substation & 4160V into plant power centers
- Firestone w/ Ultraply rubber membrane roof - various dates
- (2) Ingersoll Rand air compressors 125 psi - installed 2011
- (2) Atlas Copco air compressors 123 psi, for backup

- (2) York Shippley steam boilers - 1980 5385 BTUH
- Closed loop cooling tower with (2) Allis Chalmers pump; 610 gpm
- Open cooling tower w/(1) flowserv pump - 100 gpm - 2012
- (3) Stokes vacuum pumps; 10 HP, 300 cfm
- Wet sprinkler system
- Honeywell fire alarm system - 2012

For more information, please contact:

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Building Details:

- **Area 1- 27,550 SF – Offices on 2 levels**
- **Area 2- 150,475 SF – Manufacturing**
 - 17'11" & 22' to bottom of truss
 - 64' x 40' column spacing
 - East side – 4 docks w/ levelers
 - (3) 8' x 10' & (1) 10'8" x 12'
 - (1) 10' x 11' at grade into power house
 - West side – 4 docks w/ levelers: 8' x 10'
 - (1) 10' x 10' at grade
 - South side – 6 docks w/levelers: 8' x 10'
 - 3 dock height: (2) 8' x 10' & (1) 7' 10" x 9' 10"
- **Area 3 – 33,351 SF**
 - 21, 880 SF warehouse
 - 17'9" to bottom of truss
 - 19' x 23' column spacing
 - 11,471 SF machine shop
 - 12' to bottom of truss
 - 20' x 24' column spacing
 - North side – (1) 9' 6" x 9'9" door w/ outside dock and drive up ramp
- **Area 4 – 27,519 SF; former PCA area**
 - 1,000 LB, freight elevator
 - 49' x 40' column spacing
- 25' to bottom of truss
- North side – (2) 10' x 12' docks; (1) w/ leveler
 - (1) 8' x 7'10" at grade door
- **Area 5 – 48,740 SF; former phospher area**
 - 25' to bottom of truss
 - 49' x 40' column spacing
 - North side – (3) 8'x 10' docks with levelers
 - (1) 8' x 8' at grade door
 - (1) 10' x 10' at grade door
 - (1) 10'8" x 15' at grade door
- **Area 6 – 14,573 SF; former intermediate area**
 - 23' to bottom of truss



Building Details, continued...

- 25' x 65' column spacing
- West end – (1) 10'8" x 12' at grade door
 - (1) 12' x 12' at grade door
 - (1) 10'8" x 10' at grade door
 - (1) 8' x 8' at grade door
- **Area 7 – 11,572 SF second floor, R & D area**
 - Numerous electric bus bars
 - Fully piped for oxygen & other gases
 - Lab space & test areas
- **Area 8 – 22,055 SF second floor, life test area**
 - Freight elevator
 - (2) overhead doors for fork lifts to place items on 2nd floor



Pyramid Brokerage
Company

FOR SALE

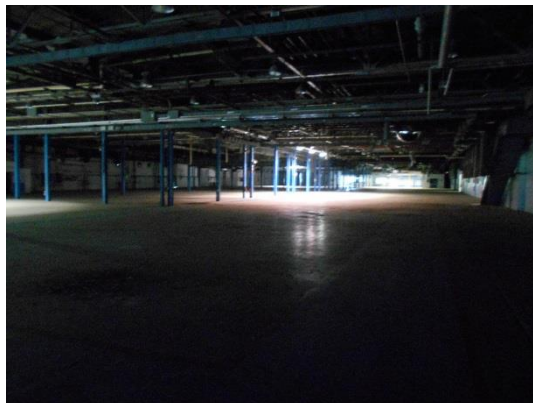
7265 State Route 54

Bath, NY



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Other Buildings:

- 52' x 38' waste building with at grade door and loading dock
- 40' x 50' maintenance building
 - Insulated
 - Heated
 - (2) 10'8" x 10' at grade doors
 - 15' x 40' unheated lean-to



FOR SALE

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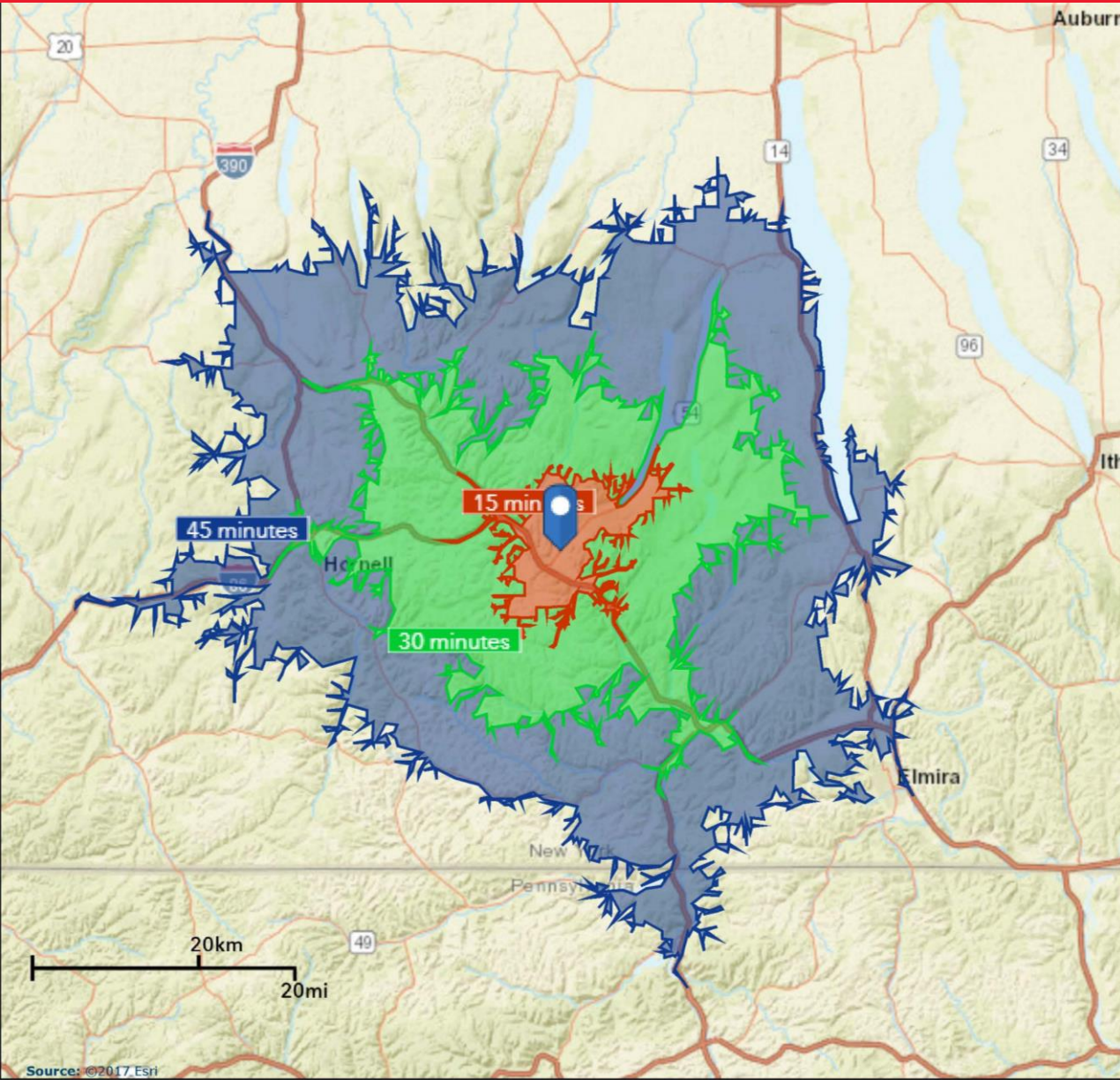
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Location Highlights

- Steuben County - Bath is County seat
- Steuben County borders Pennsylvania
- Minutes to I-86
- 10 miles to I-86/I-390
- 21 miles to I-99
- 34 miles to Elmira Corning Regional Airport
- 81 miles to Greater Rochester International Airport
- Numerous higher education institutions in area, including: Alfred University, Alfred State, Corning Community College, Mansfield University, Cornell University, & Ithaca College.
- Area has strong workforce with diverse skills
- 23 miles to Corning, NY with Corning, Inc headquarters
- Located in Finger Lakes Region and short drive to Keuka Lake

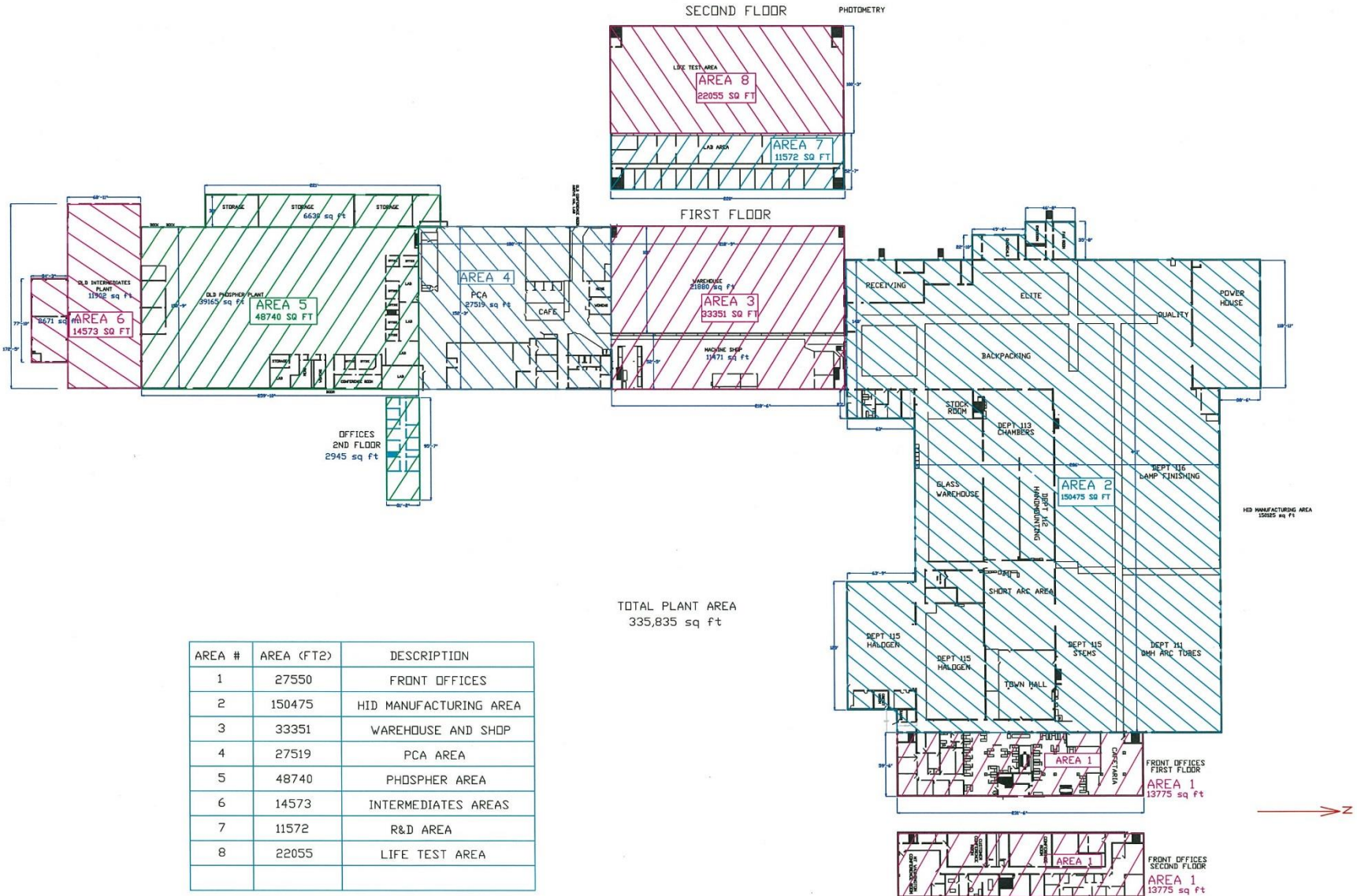
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Demographic	15 min	30 min	45 min
Population	12,487	53,907	171,605
Households	5,269	22,727	68,976
Average Income	\$56,634	\$62,613	\$65,633
Total Housing Units	6,297	29,107	83,950
Source	ESRI 2017		

Traffic Counts	
I-86 @ Bath Exits	22,214 AADT
State Hwy 54	10,041 AADT
Mt Washington Argus Hill Rd.	2,648 AADT
Source	NYS Traffic Viewer 2015

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AREA #	AREA (FT ²)	DESCRIPTION
1	27550	FRONT OFFICES
2	150475	HID MANUFACTURING AREA
3	33351	WAREHOUSE AND SHOP
4	27519	PCA AREA
5	48740	PHOSPHOR AREA
6	14573	INTERMEDIATES AREAS
7	11572	R&D AREA
8	22055	LIFE TEST AREA

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