

FOR SALE

# 1767 ROUTE 5S

FLORIDA, NEW YORK



WAREHOUSE/MANUFACTURING FACILITY FOR SALE

**FEATURES:**

- ±50,000 SF warehouse building on ±39 acres (five parcels in total)
- South side of Route 5S across from Target Distribution Center and new Hero-Beechnut Plant; ±2.4 miles from Exit 27 of NYS Thruway and Route 30
- Zoning: IBP – Industrial Business Park
- Municipal water and sewer at the street; natural gas in building
- 20' ceiling height
- Building being sold "as is"
- Great redevelopment site
- Permitted uses include (but are not limited to):
  - Distribution center
  - Wholesale storage or warehouse
  - Light assembly plant
  - Research & development
  - Cold storage
  - Professional offices
  - Transportation services
- Variety of economic incentives available

**PRICE:** \$985,000

**TAX INFORMATION:**

Tax ID#: 54.-1-28.1; 29; 30; 36; 37  
08 Assessment: \$660,200\*  
Equalization Rate: 57.88%  
09 Gen Tax: \$14,450.33\*  
08/09 School: \$4,822.07\*  
Combined Tax: \$19,272.40\*

**FOR MORE  
INFORMATION  
PLEASE  
CONTACT**

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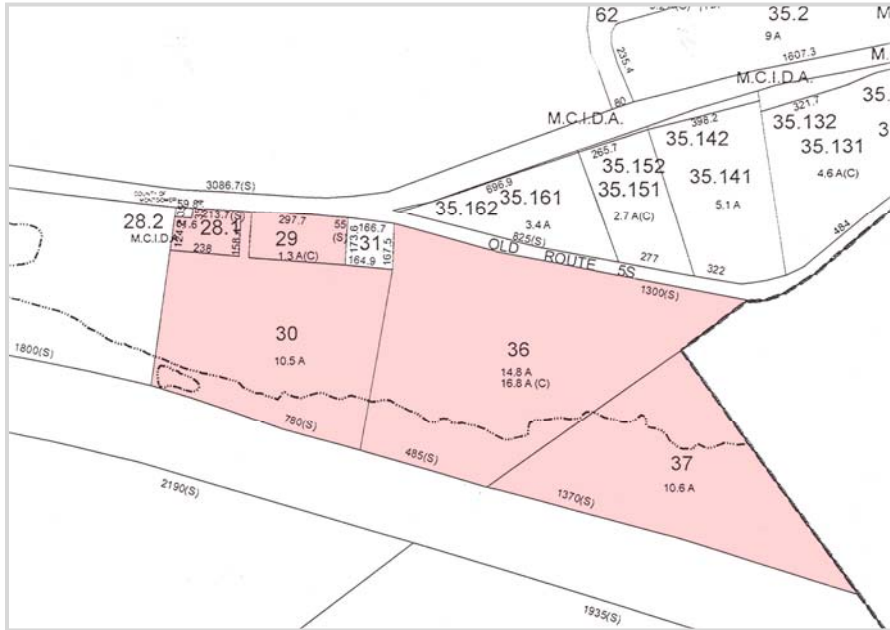
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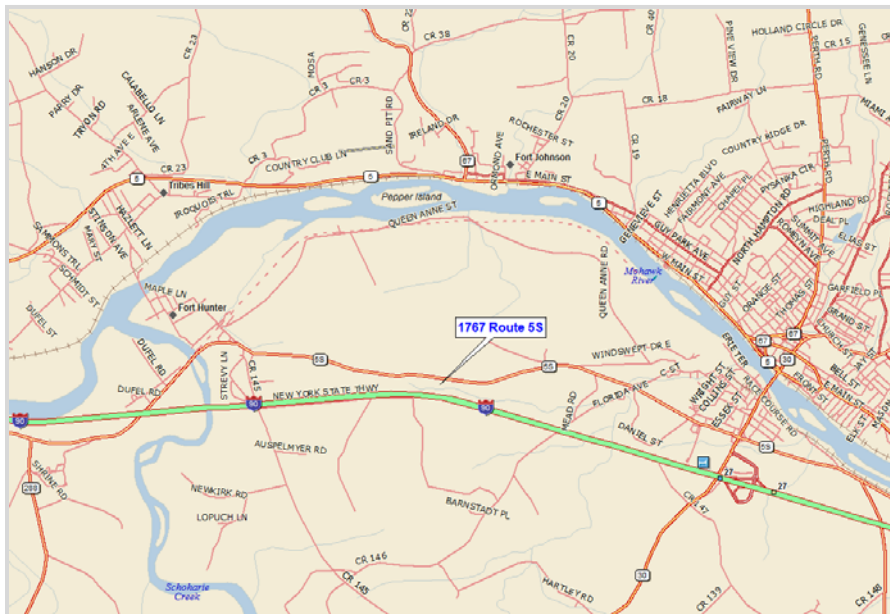
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# 1767 ROUTE 5S FLORIDA, NY

TAX MAP



LOCATION MAP



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