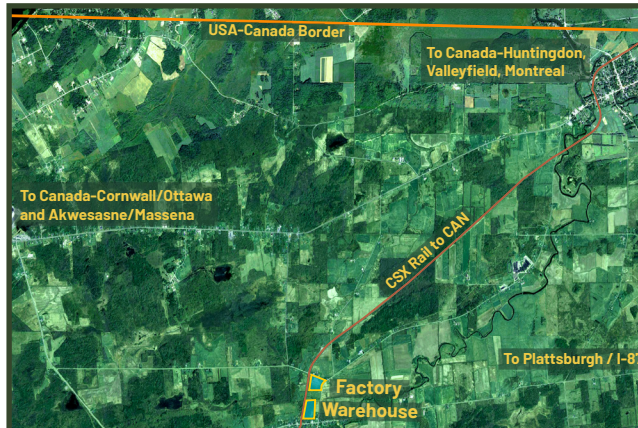
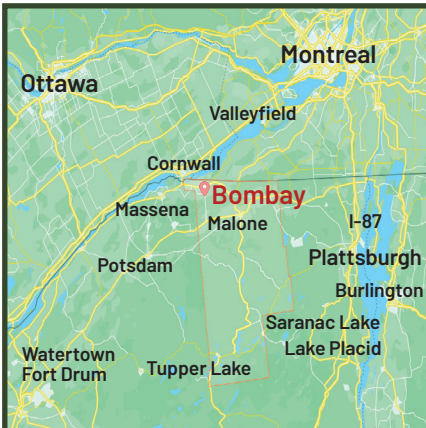


AVAILABLE INDUSTRIAL PARK PROPERTY: BOMBAY, NY

FACTORY AND WAREHOUSE WITH RAIL POTENTIAL AND AVAILABLE LAND FOR DEVELOPMENT

This property offers economical facilities, land and access to US markets only minutes south of the US-Canada border. Located five miles from a border crossing and near east-west route US-11, it is within an hour of access to significant industry centers, rail, airports and interstate highways on both sides of the border including easy access to Huntingdon, Valleyfield, Montreal, Champlain and Plattsburgh/I-87. This is a former clothing and shoe manufacturing facility with three-phase electric, a large well and water reservoir, high speed internet and potential adjacent land for expansion. Benefits available may include discounted power, payment-in-lieu-of-taxes (PILOT) agreements, sales & use tax exemptions, property tax abatement, mortgage recording tax exemption and the issuance of bonds.



Distance from Key Centers:

Canada/US Border Crossings

- ↖ } Cornwall (Commercial) } 12 mi/19 km/20 min
- ↗ } Fort Covington/Dundee } 6 mi/10 km/10 min

Canada:

- ↖ } 401 / Cornwall } 15.5 mi/25 km/30 min
 - } Ottawa, ON } 75 mi/120 km/1.5 hrs
- ↗ } Huntingdon, QC } 26 mi/42 km/35 min
 - } Sal.-de-Valleyfield, QC } 38 mi/60 km/52 min
 - } Montreal, QC } 68 mi/110 km/1.5 hrs

United States (NY):

- ↖ } Massena } 18 mi/30 km/25 min
 - } Thousand Islands/I-81 } 98 mi/158 km/2 hrs
 - } Syracuse } 292 mi/310 km/3.25 hrs
- ↗ } Champlain/I-87 } 59 mi/95 km/1.1 hrs
 - } Plattsburgh/I-87 } 62 mi/100 km/1.25 hrs
 - } Albany } 220 mi/354 km/3.5 hrs
 - } New York City } 350 mi/560 km/5.75 hrs

Property Information:

Factory Property

Location: 79 County Route 1, Bombay, NY 12914
} 44°56'40.2"N 74°34'00.1"W } [Google Maps Link](#)

Parcel Information:

- } Parcel/Tax ID/SBL: 36.-1-11.500 (see link below)

Acreage: 13.86 acres

Warehouse Property

Location: 1 County Route 1, Bombay, NY 12914
} 44°56'23.3"N 74°34'08.7"W } [Google Maps Link](#)

Parcel Information:

- } Parcel/Tax ID/SBL: 36.-1-14.100 (see link below)

Acreage: 14.63 acres

Other Land Information:

- } County: Franklin / Town: Town of Bombay
- } [Franklin County Real Property/GIS Link](#)
 - } Click box for public access, search for TaxID/SBL above.
- } Zoning: No municipal zoning
- } Suitable Use: Industrial/commercial
- } Mostly flat, on grade with road, some woodlands
- } Adjacent property (~12ac) may be available
- } CSX Rail line runs adjacent and siding is feasible
- } DEC Certified Completion - Brownfield Site

Building Information:

Features:

- } 60,988sf / Manufacturing: 58,000sf, Office: 2,988sf
- } Ceiling Height: Eaves 16', Center 16'
- } Built 1980, former footwear and t-shirt factory
- } Steel frame, flat rubberized roof
- } 7 loading bays, 1 drive in bay

Utilities and Services:

Water: Drilled well & pump house, 500K gal. water tank

Sewer: Septic

Electric: National Grid

- } Three-phase, 480 volts, 1200 amps
- } Opportunities for renewable energy in area

Natural Gas: N/A, propane previously used

Internet: Spectrum/Charter, Cable, up to 1 Gbps

Regional Amenities and Services:

Economic Development Support:

- } Franklin County Economic Development Corp./IDA
 - } Local incentives including financing, payment-in-lieu-of-taxes (PILOT), sales & use tax exemptions, property tax abatement, mortgage recording tax exemption and the issuance of bonds
 - } General area knowledge, strategy and perspective
 - } 518-483-9472
 - } [adirondackfrontier.com](#)
- } North Country Chamber of Commerce
 - } Canada-US trade support, industry connections
 - } 518-563-1000
 - } <https://www.nymtl.com>
- } Empire State Development
 - } NYS incentives and site-selection support
 - } Erin Hynes: 518-561-5642 / erin.hynes@esd.ny.gov

Regional Workforce/College Information:

- } <https://www.nymtl.com/workforce-training>

Property Contact Information:

Contact: Jeremy Evans, CEO, CFIDA

- } 518-483-9472 / jeremy@adirondackfrontier.com