

\$579,000



FOR SALE

7441 ROUTE 9, Plattsburgh, NY 12901

NEIL FESETTE, CCIM, CPM
REAL ESTATE BROKER & OWNER
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EXECUTIVE SUMMARY

FESETTE COMMERCIAL IS PLEASED TO OFFER FOR SALE

a 8,250sf commercial building consisting of office, production/warehouse space and a detached shop/garage. The office space includes a conference room, private offices, kitchen and 700sf of dry record storage. Features in the production/warehouse portion of the building consist of a 400 AMP 3-phase power service, a 6" reinforced concrete floor, 3 - 12'x14' overhead doors and a 1,680sf mezzanine. The property also includes a 33,000 KVA solar array which significantly reduces the owner's annual utility expense. There is a large staging area with gravel base behind the building which is ideal for equipment/product storage.

The building is situated on a 7 acre parcel and borders I-87 to the west which provides a noticeable opportunity for advertising. The property is ideal for contractors or light manufacturing/production businesses. The building is located in the Town of Plattsburgh in close proximity to Plattsburgh International Airport, SUNY Plattsburgh and all major employers in the area.

Plattsburgh is the county seat of Clinton County, located in the northeast corner of the state. It sits within the Champlain Valley, on the western shore of Lake Champlain and the edge of the Adirondack Mountains. Plattsburgh is located directly on the I-87 corridor, which stretches from Montreal, Quebec, Canada to New York City. Montreal is approximately 60 miles from Plattsburgh. Albany, the state capital, is 150 miles away, while New York City is 300 miles from Plattsburgh.

PROPERTY HIGHLIGHTS



PARCEL SIZE: 7.06ac

ROAD FRONTAGE: 232' (See tax map)

DEED INSTRUMENT: 2011-241221

TAX MAP ID: 181.-3-2, 181.-2-33

ZONING: Commercial

SCHOOL DISTRICT: Beekmantown

CONSTRUCTION: Wood/Steel

ROOF: Asphalt shingles

SIDING: Vinyl/Steel

ELECTRIC: 400 AMP 3-phase

PARKING: 15

PROPERTY TAXES: \$7,749

ELECTRIC ANNUALLY: Potentially \$0

WATER MONTHLY: \$120

HVAC: Electric baseboard and hot air

PROPERTY DETAILS

LAND: 7.06 AC

- Paved driveway (all pavement has fabric and item 4)
- Large Item 4 storage area in back with truck and trailer turn-a-round
- Video system w/remote viewing via app on phone
- 3 Storage trailers with racks and connector roof

OFFICE: 2090 SF

- 8 offices
- 2 bathrooms
- Kitchen Area
- 8 line phone system
- Conference room
- Internet backbone to all offices
- 700sf dry record storage
- Electric boiler & electric baseboard
- Cable in building

MAIN SHOP (with mezzanine): 6160 SF, built in 2009

- 6" reinforced Concrete Floor
- 18'-4" clear inside
- 3 entrance doors
- 3- 12'x14' OH Doors 2 w/remote operators
- On demand heated water & pressure washer for cleaning vehicles
- Floor drain in one bay w/oil separator
- Ingersoll-Rand air compressor system with hose reels
- Exhaust fan
- R60 insulation in ceiling
- Waste oil heater in shop
- 2 propane Modine heaters in shop
- 12,000# truck lift
- Plumbed fire cabinet for flammable liquids
- 33,000 KVA solar Array installed in 2012
- 11,000 KW back up generator (main systems)
- Mezzanine storage shelves
- Electric lead reels on ceilings with drops

SMALL SHOP: 960 SF, built in 1998

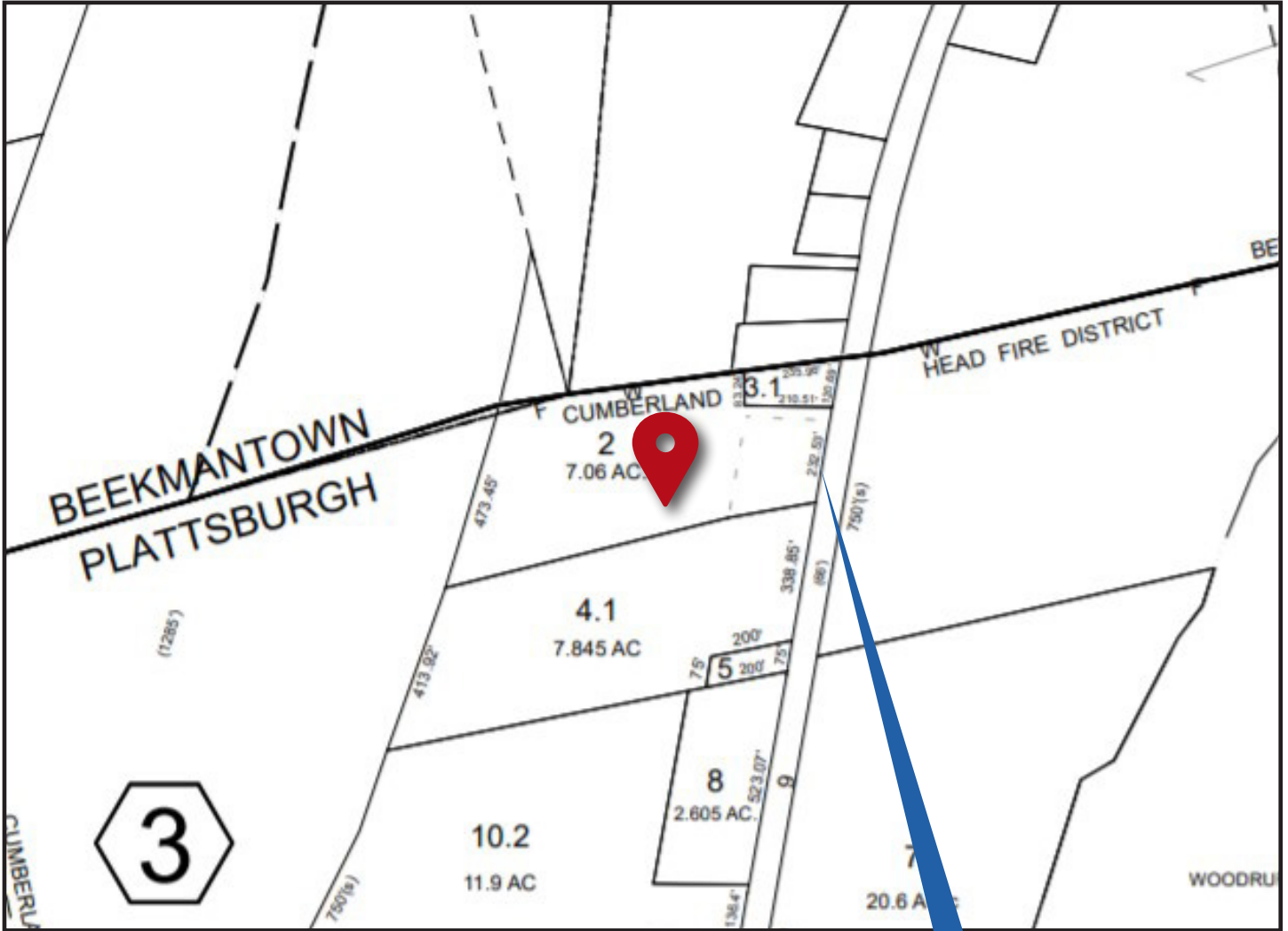
- Insulated
- Modine heater (propane)
- 9x8 OH Door
- 12x13 OH Door with operator
- Small mezzanine in shop
- Air compressor with hose reels

All non-attached equipment can be removed with no effects on the building or property.

AERIAL VIEWS



TAX MAP



ROAD FRONTAGE 232'

INTERIOR PHOTOS

OFFICE SPACES



MAIN SHOP



CLINTON COUNTY, NY



REGIONS TOP EMPLOYERS

ADVOCACY RESOURCE CENTER
B3CG
BOMBARDIER
CAMOPLAST
CITY OF PLATTSBURGH
CLINTON COMMUNITY COLLEGE
CLINTON CORRECTIONAL FACILITY
CLINTON COUNTY GOVERNMENT
FUJITSU
GEORGIA-PACIFIC
GIROUX'S POULTRY FARM, INC.
HP HOOD
LUCK BROTHERS
MOLD-RITE PLASTICS
NORSK TITANIUM
NOVA BUS
SCHLUTER SYSTEMS
SMART
SUNY PLATTSBURGH
SWAROVSKI LIGHTING, LTD
UNIVERSITY OF VERMONT HEALTH CARE—CVPH
WALMART/SAM'S CLUB

GEOGRAPHIC

Land Area (square miles): 1,307.85
Persons/Square Mile: 79.1

DEMOGRAPHICS

Population, 2010 Census: 82,128
Population, 2000 Census: 79,894
Population, percent change, 2000-2010: 2.8%

HOUSEHOLDS

Housing units, July 1, 2016, (V2016): 36,023
Owner-occupied housing unit rate, 2010-2015: 68.1% Median household income (in 2015 dollars), 2011-2015: \$49,930

TAX RATES

New York State Sales Tax: 4%
Clinton County Sales Tax: 4%

LOCATION

Less than 1 mile off I-87, this property is in close proximity to downtown Plattsburgh, UVM-CVPH Hospital, Plattsburgh International Airport and Amtrak. Montreal is 65 miles away, Lake Placid 50 miles, Burlington 30 miles.

PLATTSBURGH—ACCESSIBLE FROM ANYWHERE



INTERSTATE 87 CORRIDOR

Plattsburgh is located directly off several exits on the I-87 corridor. This enables trade and commerce from Montreal, QC to points south, including New York City.



AMTRAK

Offers daily service to Plattsburgh from New York City. Its famous Adirondack line extends from the Hudson Valley through the Adirondacks, along Lake Champlain to Montreal.



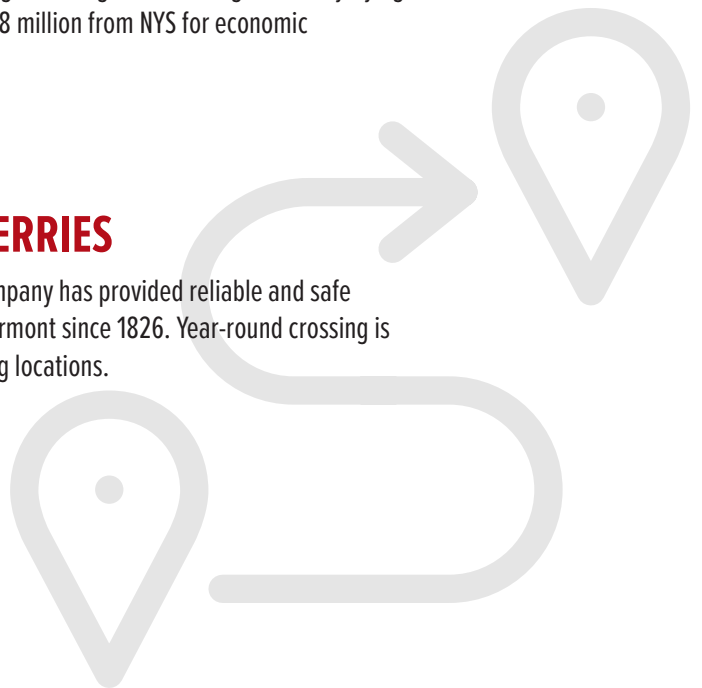
PLATTSBURGH INTERNATIONAL AIRPORT

Plattsburgh International Airport (PBG) serves as 'Montreal's U.S. Airport', with many Canadian travelers taking advantage of lower flight rates by flying from the U.S. Recently awarded \$38 million from NYS for economic development and infrastructure.



LAKE CHAMPLAIN FERRIES

Lake Champlain Transportation Company has provided reliable and safe transportation from New York to Vermont since 1826. Year-round crossing is available at two of its three crossing locations.



PLATTSBURGH—MONTREAL’S U.S. SUBURB

CLOSER THAN YOU THINK

Plattsburgh, NY is situated just 20 minutes south of the Canadian border and is only an hour’s drive from Montreal, Quebec. Montreal is home to nearly four million people, and the second largest French speaking city in the world.

Canadians travel to Plattsburgh to shop and eat, and many even vacation in the area during the summer months. Plattsburgh International Airport is dubbed “Montreal’s U.S. Airport,” with approximately 75% of all its passengers hailing from Canada.



- The relationship between Canada and Clinton County has a direct economic impact of more than **\$2 billion** each year.
- **14%** of Clinton County’s population is employed by a Canadian-owned corporation.
- Approximately **186 Quebec-based businesses** are located in or just outside of Clinton County.

CANADA’S IMPACT ON CLINTON COUNTY, NY

Data provided by Quebec-New York Corridor Coalition. Study conducted in 2004.

TOTAL ECONOMIC IMPACT OF CANADA ON CLINTON COUNTY	CANADIAN VISITOR SPENDING TOURISM AND RETAIL	AVERAGE CANADIAN SPENDING/ TRIP TO CLINTON COUNTY
1996: \$1.27B	1996: \$225M	1996: \$169
1998: \$1.32B	1998: \$254M	1998: \$267
2000: \$1.33B	2000: \$194M	2000: \$214
2002: \$1.39B	2002: \$293M	2002: \$284
2004: \$1.53B	2004: \$310M	2004: \$285

**The North Country Chamber of Commerce currently estimates the total economic impact of Canada on Clinton County to be in excess of \$2 billion.*

PLATTSBURGH, NY —RATED #8 MICRO CITY

PLATTSBURGH IS RANKED A TOP TEN MICROPOLITAN CITY IN NORTH & SOUTH AMERICA FOR ECONOMIC DEVELOPMENT.¹

HERE'S WHY:

WORKFORCE AVAILABILITY

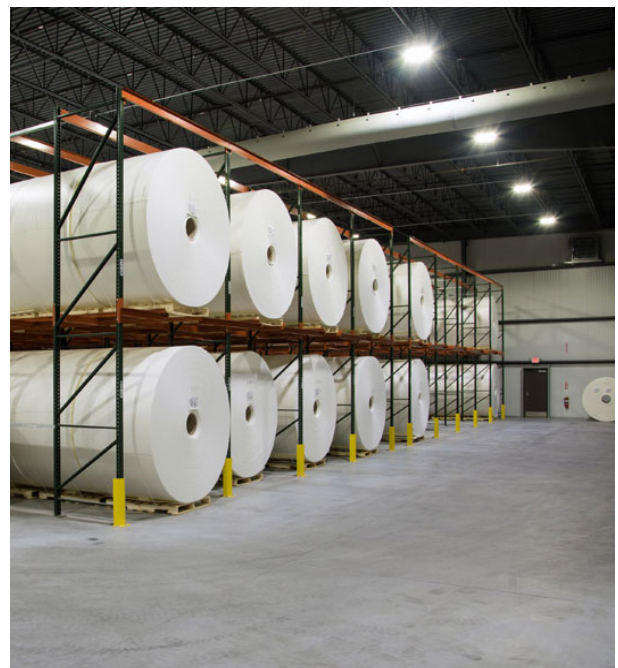
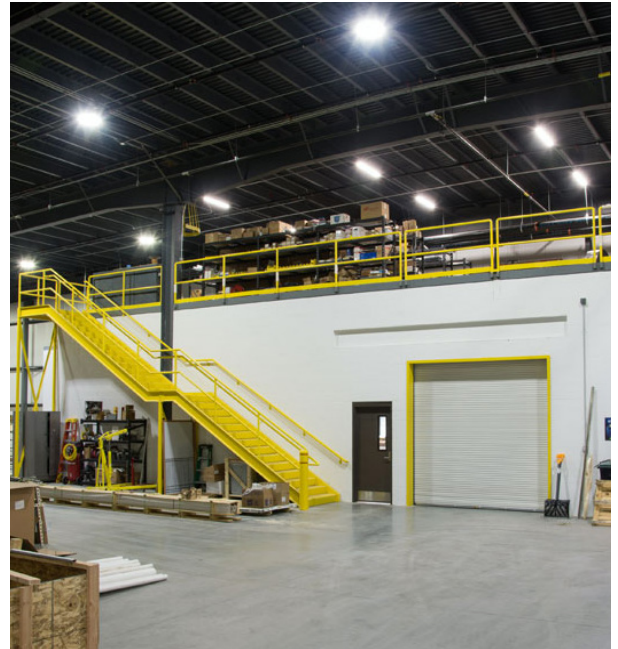
- Institute for Advanced Manufacturing at Clinton Community College preparing a 21st century workforce
- Specialized workforce development infrastructure

INDUSTRIAL AND MANUFACTURING HUB

- Home to globally recognizable companies such as Fujitsu, Bombardier, Nova Bus and Swarovski
- \$22 million expansion of Schluter Systems, a global tile installation systems company
 - Employment increased 30% from 2016-2017
 - Future growth projects planned
- Norsk Titanium expected to create 520 new advanced manufacturing jobs, and be operational by the end of 2017.

STRONG BUSINESS INCENTIVES

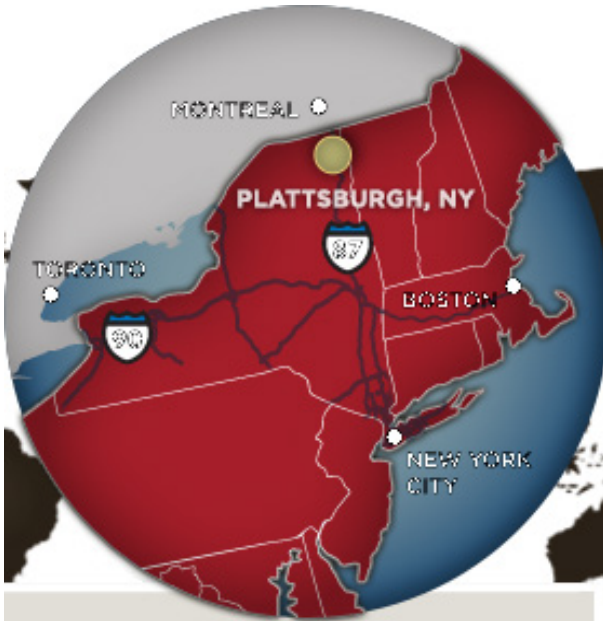
- Access to some of the lowest utility rates in the U.S.
- Tax incentives
- Access to foreign trade zones
- Financing opportunities



1 Foreign Direct Investment (fDi) Magazine, 2017

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HERE'S WHY:

1. PROXIMITY TO CANADA

- 60 miles from Montreal, Canada.
- Within a 5 hour drive of Toronto—Canada's largest city.

2. RAIL, HIGHWAY AND PORT ACCESS

- Direct access to Interstate 87. Plattsburgh is located on the I-87 Corridor, which stretches from Montreal, QC Canada to New York City.
- Interstate 90, the nation's longest interstate highway connecting the east and west coasts, is within a two hour drive.
- Located on the main rail line for Canadian Pacific, which connects New York City to Montreal.
- Three large, deep water ports provides easy access to some of the largest metropolitan areas in North America.

3. HOME TO A COMMUNITY COLLEGE AND STATE UNIVERSITY

- State University of New York (SUNY) at Plattsburgh enrolls approximately 5,700 students in over 60 disciplines.
- Clinton Community College offers over 20 degree programs and seven certificate programs to its approximately 2,300 students.



1 Foreign Direct Investment (FDI) Magazine, 2017

BROKER PROFILE

Neil Fesette, CCIM, CPM, Broker & Owner

518.726.0149 | Neil@FesetteRealty.com

Neil Fesette is the founder and broker of Fesette Commercial, an elite team of top producing real estate advisors who are dedicated to creating superior investor value. The company provides brokerage services for all commercial property types as well as comprehensive property management services.

Neil has 26 years of experience in commercial brokerage, property management, real estate investments, real estate development and consultation. He holds the prestigious CCIM and CPM designations.

Fesette Realty is the North Country's premier real estate brokerage, providing comprehensive real estate services in Clinton, Essex and Franklin Counties.

Our broad range of services include residential and commercial sales, property management, residential and commercial leasing, property development and general real estate consultation.



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