

BOMBAY FACTORY

Property Report (79 County Route 1)



Description

Manufacturing facility built in 1980 in Bombay, NY with approximately 60,988 square feet, on 13.68 acres of land. This site was formerly occupied by Tru-Stitch and Gildan. It received a Certificate of Completion for a Brownfield site - up to residential standards in 2013. This certificate will transfer with the sale of the property.

Additional parcels are available, including warehouses on 16 acres and a five acre parcel for a rail spur. This is on a CSX rail line.

The facility has seven loading docks and one drive-in door. The parking lot is paved and will accommodate 100+ vehicles, including ample room for tractor trailers. Ceiling height is 16' at eaves and center.

Electric at the site is by National Grid, and it is 1200 AMP 3 Phase 480V. National Grid installed a new transformer in December 2013.

There is a drilled well with septic, and the building is fully wet sprinklered, served by a pump house on site. Oil tank (10,000 gallon) was removed during remediation, but there was no leakage.

Availability

FOR SALE \$500,000.00

Building Details

Current Use	Vacant, former manufacturing
Area	13.68 acres
Building Square Footage	60,988 sqft
Minimum Ceiling Height	16 ft
Maximum Ceiling Height	16 ft
Number of Cranes	0
Overhead Cranes	0
Number of Drive in Doors	
Number of Elevators	0
Fire Protection Provider	Bombay Volunteer Fire Department
Number of Floors	
Loading Docks	7
Roof Type	Flat, rubberized
Security System	Yes
Total SF	60,988 sf
Manufacturing SF	58,000
Office SF	2,988 sf
Former Use	Footwear and clothing manufacturing
Year Built	1980
Sprinkler	Yes
Sprinkler Type	Wet

Property Details

Site/Building Name Bombay Factory
Street Address 79 County Route 1

City Bombay
County Franklin County
Zip Code 12914
Type of space Office, Heavy Mfg, Industrial, Light Mfg, Whse/Dist
Min Size 60,988 sf
Max Size 60,988 sf
Last Updated 4/22/15

Site Details

Total Acres 13.68 acres
Parcel Number 36,-1-11,500

Topography Level and on-grade with street





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Other

Ownership County of Franklin Industrial Development Agency
School District Salmon River Central School District
ESD Region North Country

Incentives

Tax District Name Bombay
Zoning None - NYS mandated health and building code requirements must be met
Brownfield Certificate of Completion to Residential Standards

Transportation

Parking Paved
Number of Parking Spaces 100+
Rail Yes
Rail Provider CSX

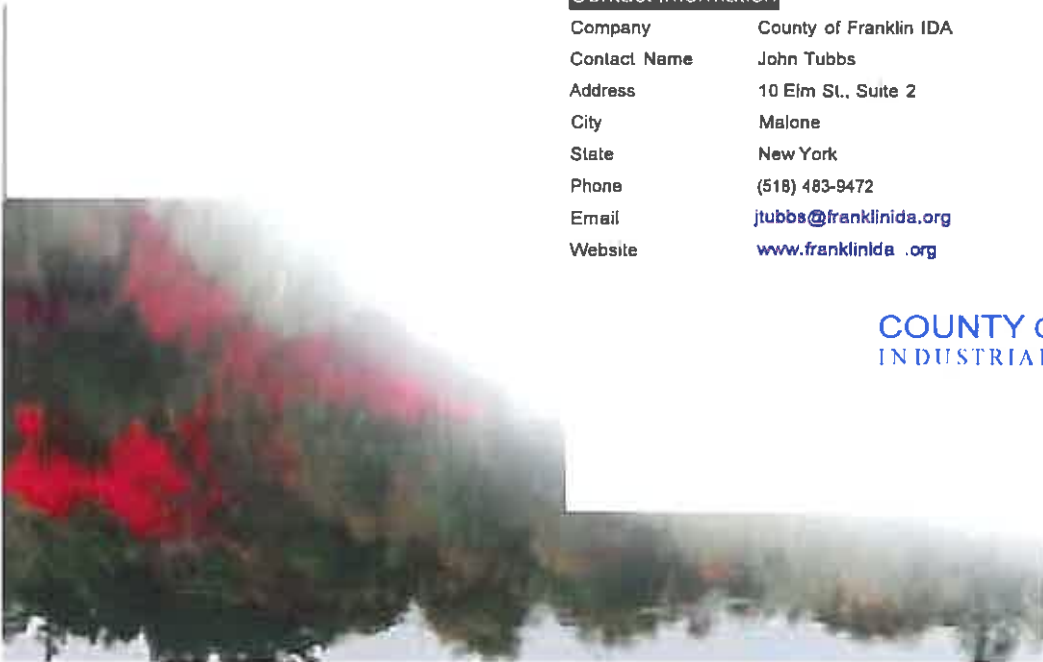
Utilities

Distance to Electric On Site
Delivery Voltage 1200 AMP, 3 Phase, 480 V
Electric Provider National Grid
Telcom Provider Verizon
Water Tank Yes
Water Tank Capacity 500,000 gallons
Water Yes
Water Provider Drilled Well

Contact Information

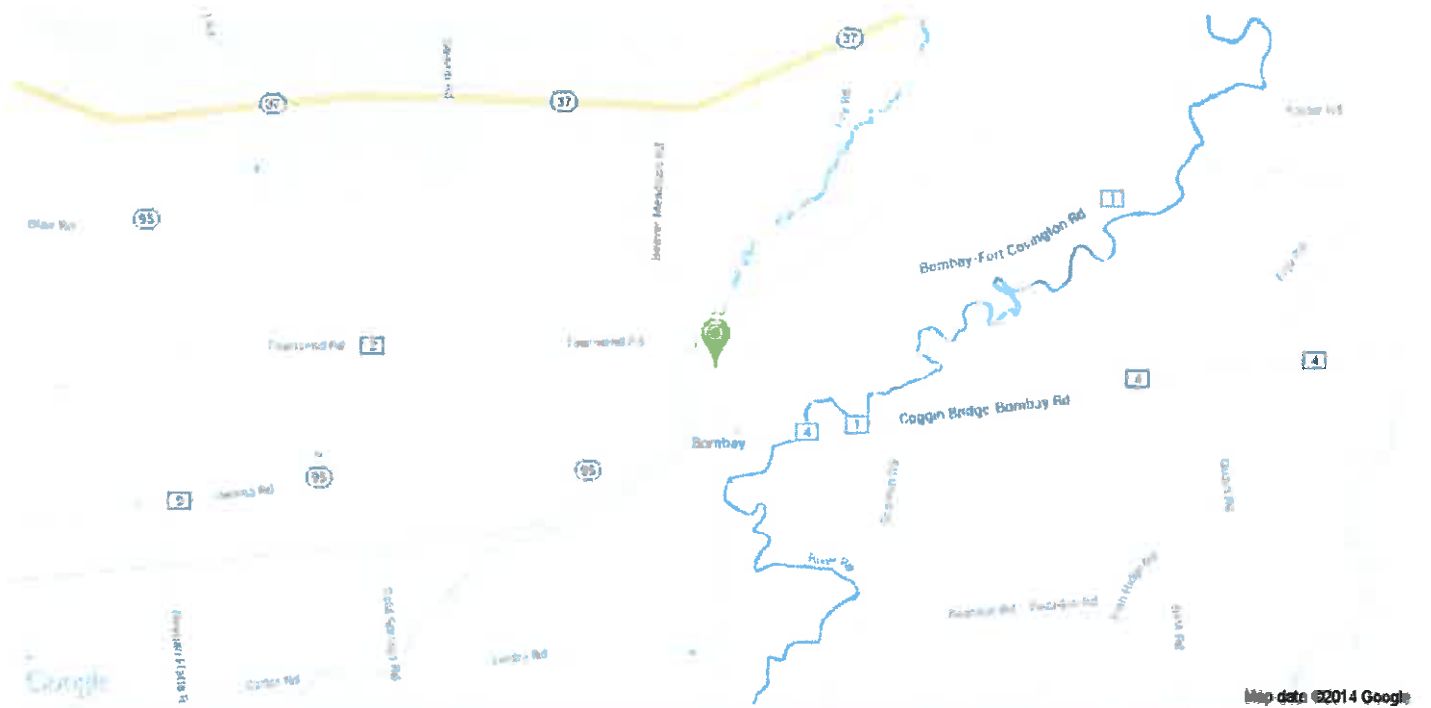
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COUNTY OF FRANKLIN
INDUSTRIAL DEVELOPMENT AGENCY



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