

AVAILABLE FOR SALE/LEASE

OFFICE BUILDING

One Remington Park Drive

CAZENOVIA, NY 13035



PROPERTY FEATURES

- * Up to 36,500 sq. ft. class A office space available on 8.60 acres of land
- * Card activated entry doors and auto dialer for alarm functions
- * Full kitchen, employee lounge, training room, fitness center, shower rooms, print shop, garage and 7 conference rooms
- * 36 mins from downtown Syracuse
- * Ample parking



CONTACT EXCLUSIVE AGENT

GREGORY CLEGHORN

Senior Broker

+1.315.380.5439

cleghornproperties@gmail.com

Dewitt Professional Building

4901 Jamesville Rd., Ste. 100

Syracuse, NY 13078

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SUMMARY

The property, located at 1 Remington Park Drive, is a 36,500+_ SF class A office space situated on 8.6+- acres in the Town of Cazenovia, New York. Furniture, fixtures and equipment including many interior office partitions, office and lounge furniture, landscaping equipment and fitness center equipment may be available if purchaser/lessee's desires.

All qualified offers will be considered.

Offers and letters of interest or intent are to be submitted through Gregory Cleghorn.

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PROPERTY DESCRIPTION

ADDRESS: One Remington Park Drive

COUNTY: Madison

TAX ID: 095.-I-9.2

BUILDING AREA: 36,500+- SF

PARCEL SIZE: 8.60+- Acres

FRONTAGE: 513' on Route 20

YEAR BUILT: 1988-89, occupied May 1989

PARKING SPACES: 138 spaces in large parking field at rear of building, 9 spaces in smaller lot in the front at the main entrance. Additional parking may be added.

FOUNDATION: Concrete slab

BUILDING STRUCTURE: Steel frame construction with precast concrete wall and roof planks. Design incorporating courtyard provides maximum window line for external offices

POWER: 480 volt, 600 amp, 3 phase

SECURITY: Card activated entry doors and an auto dialer for alarm functions.

OCCUPANCY: Designed and built by the brightest engineers at GHD, the entire state-of-the-art building has been occupied by GHD since its conception. In addition to office and conference areas, it includes a kitchen area, lunch room, entranceway, corridors, mechanical spaces, storage areas, print room, library, exercise room and training area. The building does incorporate some garage space which is currently used for storage of maintenance equipment and recyclable materials.

DISTANCE TO LOCAL DESTINATIONS:

- Village of Cazenovia—1.80 miles/4 minutes
- Town of Manlius—10.8 miles/17 minutes
- Downtown Syracuse—22.3 miles/36 minutes
- Hancock International Airport—29.4 miles/42 minutes

ROOF: Built up roof includes membrane over roof planks, covered by rigid insulation and light weight rock ballast to protect membrane from UV light

WINDOWS & DOORS: Thermal wall windows throughout. The building is designed with recessed windows to reduce solar gain.

FLOORING: Concrete flooring covered with carpeting, ceramic tile

INTERIOR WALLS: Sheetrock, large majority are non-load bearing

LIGHTING: Predominantly T12 fluorescent lighting operating at 277 volts

FIRE SAFETY SYSTEMS: Building security system includes fire alarm system with remote alarm indication to a third party service for response during unoccupied periods. Fire alarm system is maintained and tested twice each year and is connected to the Cazenovia Fire Department



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HVAC: Three (3) boilers (installed in 2018) with sequential operation as needed, supplying a hydronic HVAC circulation loop with 46 heat pumps. Seven (7) make up air units supply fresh air for conditioning. New cooling tower system installed in 2016. State of the art digital building HVAC control system with remote access, alarms and integral UPS system. Computer server room has a dedicated and separate cooling system along with a dedicated UPS backup power system. Closed circuit cooling tower by Evapco, with spray pump and circulating pump, controlled by building energy management system.

ELEVATORS: Second floor is handicapped accessible via grade level access

UTILITIES: Sewer; electric; gas; well water—municipal water connection planned for 2019 (property has two water wells, approximately 110' deep).

WATER TREATMENT: Cartridge filtration, 100 gallon +25 gallon hydro pneumatic tanks, arsenic filters, ion exchange softening and ultraviolet disinfection. System is a registered Community Water System under NYS and Madison County health department regulations. Operations and maintenance of the system is currently provided by licensed GHD employees. There will be no operation and maintenance requirements once municipal water supply is connected in 2019. Sanitary wastewater is collected by gravity sewers to the Madison County Sewer District wastewater plant. Storm water is diverted to an onsite infiltration pond, which rarely contains any water. This provides recharge for the onsite water wells.

SITE IMPROVEMENTS: Building contains a full kitchen, employee lounge, training room, fitness center, fireproof vault, shower rooms, print shop, garage and seven (7) conference rooms. Center courtyard contains a masonry sculpture by Dorothy Riester, depicting earth, air and water.

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Land Assessment 2017: \$215,000

Total Assessment 2017: \$3,200,000

Full Market Value 2017: \$3,200,000

County Tax 2018: \$33,190.14

School Tax 2017: \$57,972.09

Property Tax Map



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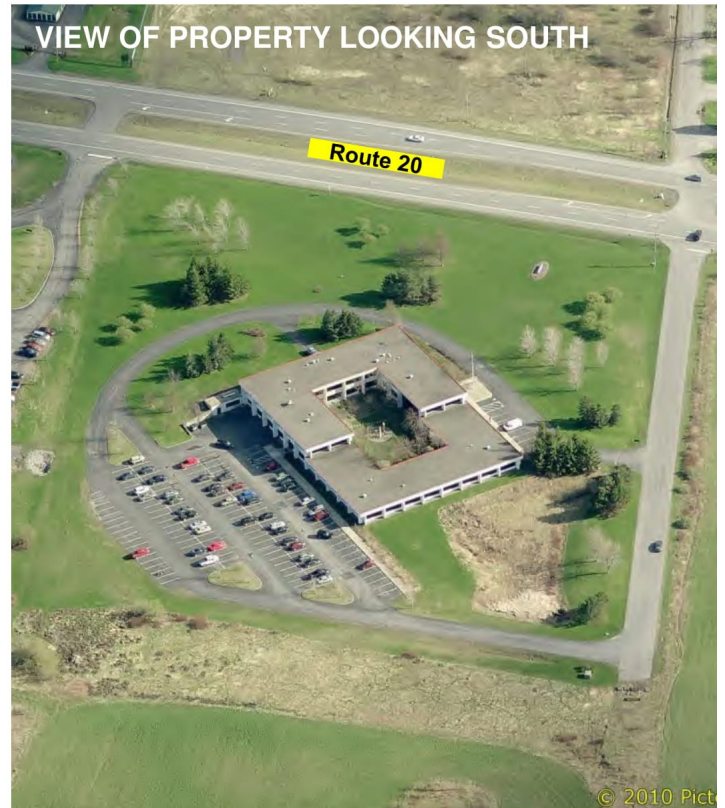
1 Remington Park Drive
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Property Aerials

VIEW OF PROPERTY LOOKING NORTH



VIEW OF PROPERTY LOOKING SOUTH



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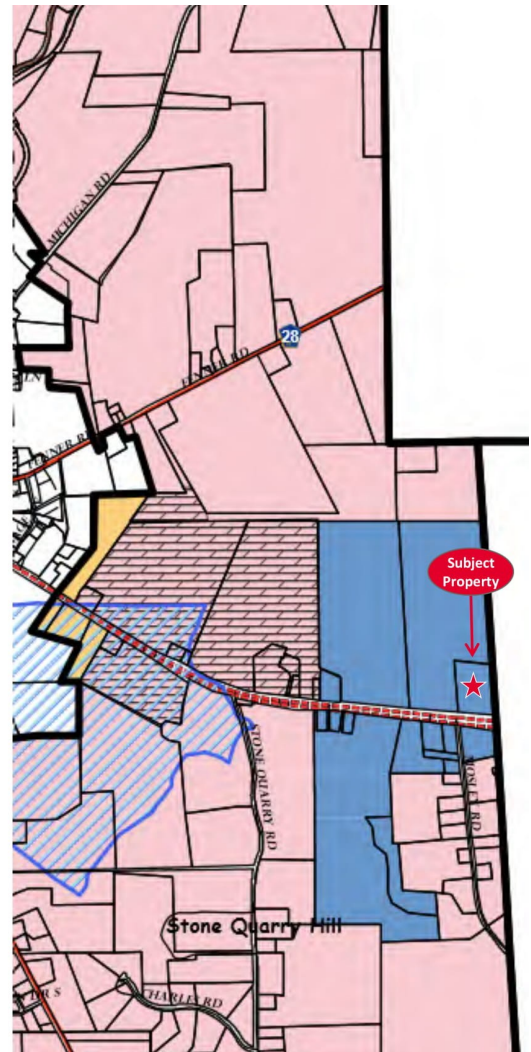
Zoning

According to the Code Enforcement Office for the Town of Cazenovia, the subject property is zoned Rural B (RB).

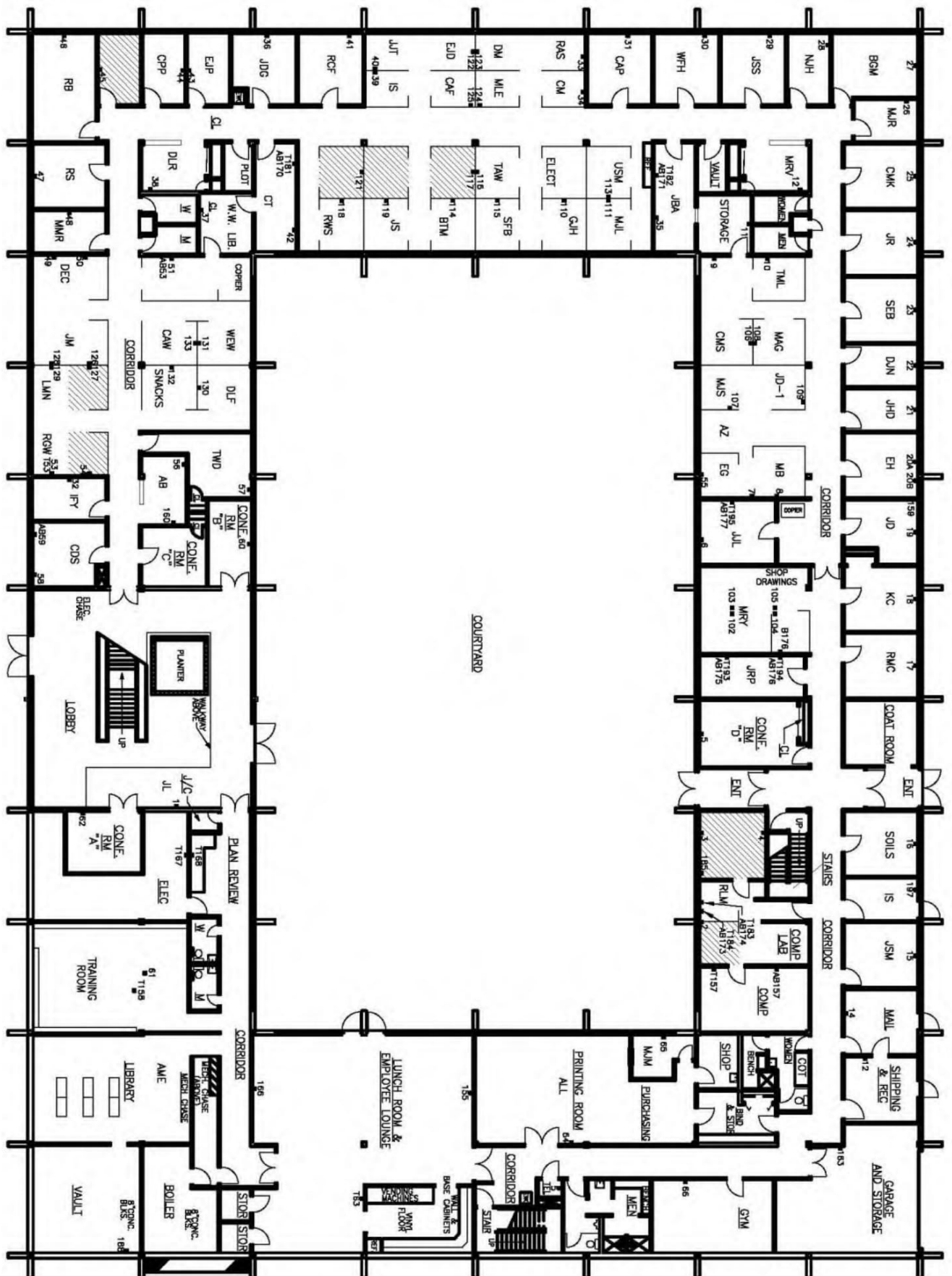
Community care and nursing home
Farm and farming
Home occupation in a previously existing principal residential structure
Emergency service facility
Government facility
Public utility
Business office
Day-care center
Funeral home / mortuary
Hospital, clinic, health care and medical office
Veterinary practice (animal hospital / animal clinic)
Publishing
Scientific & Technical Services

Some uses permitted within this district include:

Apartment complex and senior housing
Religious use
Animal day care, kennel or shelter
Hotel and motel
Outdoor seating / assembly area
Recreational and entertainment
Vehicle sales and service
Assembly, fabrication or packaging of previously prepared materials
Constructions services
Light manufacturing
Packaging of pharmaceutical and/or food products
Self storage
Private club
Temporary outdoor sales
Temporary use
Horticulture, landscape business, garden center, florist operation
Religious use
Warehousing
Art/athletic instruction studio
Farm equipment sales and repair business
Brewery, cidery, winery, distilling
Nurseries or greenhouse



Floor Plan—Ist Floor



Property Photos



Property Photos



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Location Overview

Located in the geographic center of New York State, Madison County is nestled between Syracuse and Utica-Rome and a regional population of one million people. Its location offers businesses exceptional transportation options, including ready access to Interstates, Class I rail, airports, and barge access to the St. Lawrence Seaway and the Great Lakes.

Madison County, New York, has a regional workforce of over 433,000, with strengths in agriculture, alternative energy, back office & call centers, logistics & distribution, and manufacturing. There are numerous industrial parks, as well as a deep inventory of available sites and buildings, many of them shovel-ready, to speed your time to market. Madison County itself is largely rural, with lots of wide open spaces and a cost of living that is 10% lower than the U.S. average.

A vibrant Community Supported Agriculture program brings locally-grown food to residents nearly year-round. And the big-city amenities of Syracuse, Utica and Rome, New York, are only an hour away. Seventeen area colleges and universities provide workforce training and education, and also enhance the region's high quality of life. Madison County's energetic college-age population that is 45% larger, on a percentage basis, than the U.S. average.

Over the last five years, Cazenovia has seen several new projects. Empire Farmstand Brewery, Red Barn 20/Windridge Estate, the Hampton Inn and Aldi have brought a great deal of traffic to the area. A new drug store and bank are considering plans for locations in the immediate area. There is a proposed affordable senior housing development under review and other apartment housing projects being planned. Retail space supply in the Village and in the Tops anchored plaza is very tight with no availability.

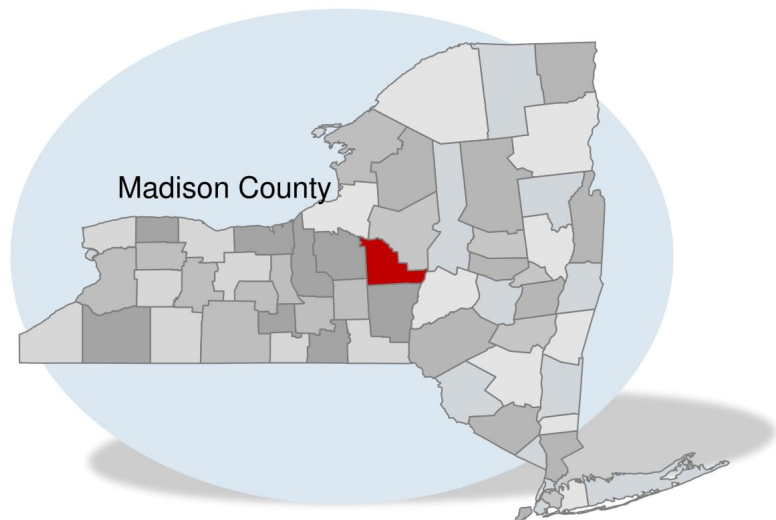
Trends (2017-2022) Madison County

County Population

Census 2010	73,442
2017	72,908
2022	72,178

Trends: 2017-2022 Annual Rate

Population	0.20%
Households	-0.27%
Families	-0.37%
Owner HH's	-0.37%
Median Household Income	1.47%



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Location Overview

Madison County Major Employers

Oneida Indian Nation	5,000	Oneida
Colgate University	1,014	Hamilton
Oneida Health Systems, Inc.	900	Oneida
Oneida Health Care Corp.	800	Oneida
Morrisville State College	628	Morrisville
Madison County	625	Wampsville
Community Memorial Hospital, Inc.	600	Hamilton
Marquardt Switches Inc.	555	Cazenovia
Silver Kenwood Company Inc.	442	Oneida
Chittenango Central Schools	436	Chittenango
Oneida City Schools	400	Oneida
Cazenovia College	369	Cazenovia
CPP-Syracuse, Inc.	350	Chittenango
HP Hood	200	Oneida
Canastota Central Schools	270	Canastota
Cazenovia Central Schools	250	Cazenovia
Oneida Ltd.	244	Oneida
Knowles Cazenovia, Inc.	232	Cazenovia
Community Memorial Hospital Founda-	225	Hamilton
Oneida Molded Plastics, LLC	160	Oneida

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Location Overview

Major Employers in Cazenovia

Marquardt Switches, Inc.	555
Cazenovia College	369
Cazenovia Central School District	250
Knowles Cazenovia, inc.	232
Continental Cordage Corporation	115
Village of Cazenovia	68
Voltronics, LLC	48
STK Electronics, Inc.	40
Mohawk Dental Supply Co.	30

The economy is reinforced by its agricultural, manufacturing and educational (from three colleges) sectors that are supported by retail, services and healthcare.



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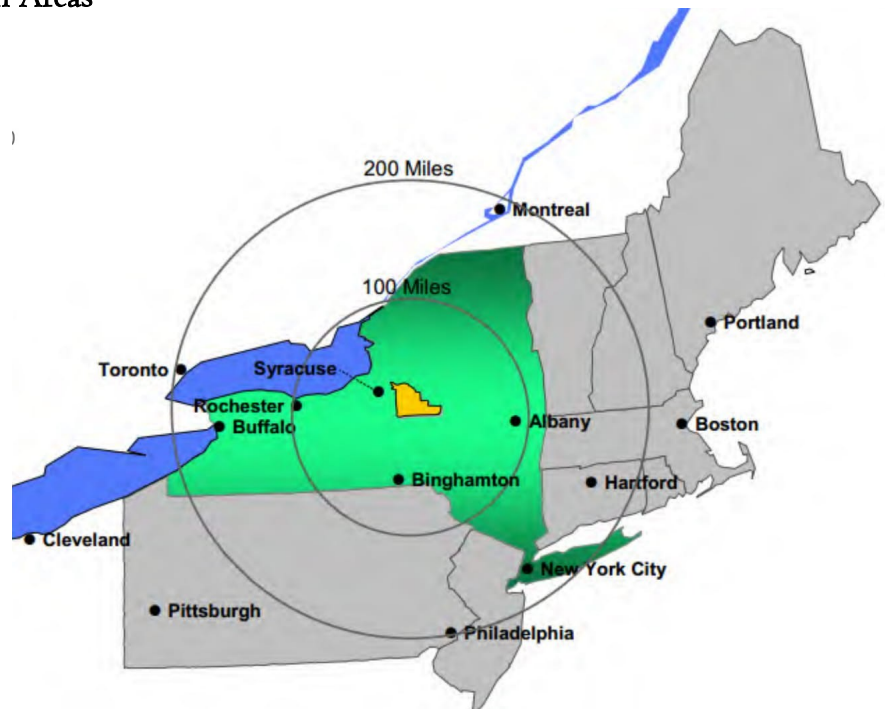
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Transportation Access

The area is served by interstate highways east/west by I-90 (New York State Thruway) as well as north/south by I-81.

Driving Distance to Major Metropolitan Areas

City	Miles
Rochester	108
Buffalo	171
Albany	138
New York City	260
Boston	304
Toronto	266
Philadelphia	260
Pittsburgh	381
Washington DC	379



Madison County, New York sits directly between two of the biggest connection points in New York. Just 23 miles to the west, Syracuse is your gateway to connections in Western New York State such as Rochester and Buffalo as well as north to Canada and south to Binghamton and Pennsylvania via I-81. Go a mere 40 miles east, and Utica presents you with connections to Albany and New York City. Many of the local industrial parks are located near rails or offer rail service, a clear advantage for product distribution.

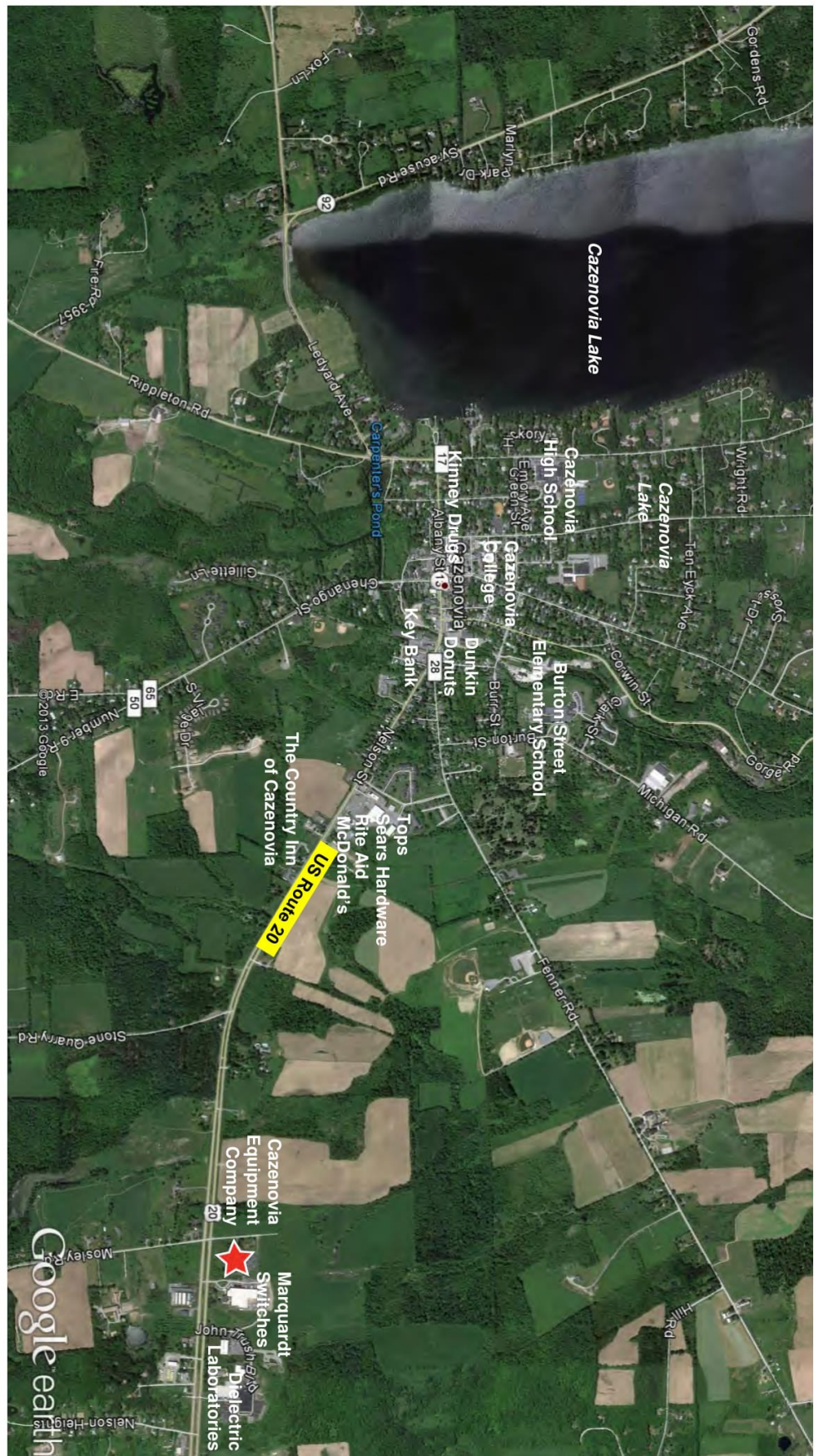
Madison County is one of the only regions in New York to have direct access to the Intercity Railroad Passenger Service. Passing straight through Madison County, it provides commuter rail access to Pennsylvania and Canada. Syracuse Hancock International airport is the closest full-service airport. Hancock offers direct flights to over twenty major cities including: New York City, Boston, Chicago, Washington D.C., Philadelphia, Cleveland, Atlanta, Dallas/Fort Worth, Denver and Orlando.



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Location Aerial



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Education Resources

Colleges/Universities in Madison County



Colgate University
13 Oak Drive, Hamilton, NY
Enrollment: 2,982
Faculty: 296
Top Programs: Business/
Management, Communications/
Media, Consulting,
Education, Financial Services



Cazenovia College
22 Sullivan Street, Cazenovia, NY
Enrollment: 893 (2017)
Faculty: 57
Top Programs: Accounting,
Management, Communications,
Advertising/Graphic Design



Morrisville State College
80 Eaton Street, Morrisville, NY
Enrollment: 2,624
Faculty: 136
Top Programs: Agricultural,
Business, Animal Sciences,
Information Technology,
Management

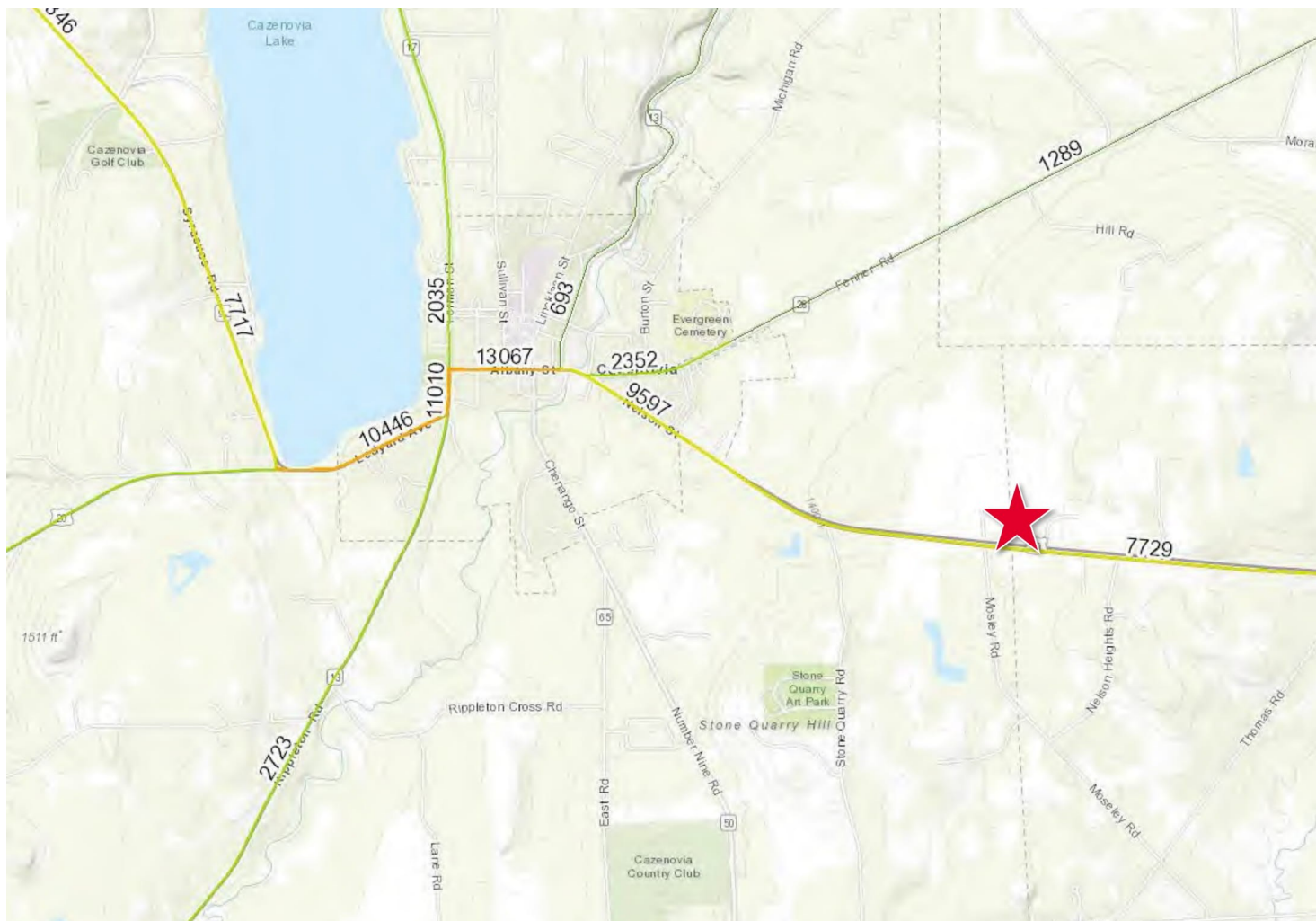
Other Regional Colleges / Universities

College/University	Location	Student Population
Cornell University	Ithaca	23,016
Syracuse University	Syracuse	19,238
Rochester Institute of Tech	Rochester	18,963
Binghamton University	Binghamton	15,434
University of Rochester	Rochester	11,126
SUNY at Oswego	Oswego	7,198
SUNY Cortland	Cortland	6,393
Ithaca College	Ithaca	6,322
Onondaga Community College	Syracuse	5,118
Utica College	Utica	6,912
Mohawk Valley Community College	Utica	3,324
Lemoyne College	Syracuse	2,738
SUNY ESF	Syracuse	1,966
Hamilton College	Clinton	1,850
SUNY Upstate Medical University	Syracuse	1,315

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Traffic Count Map



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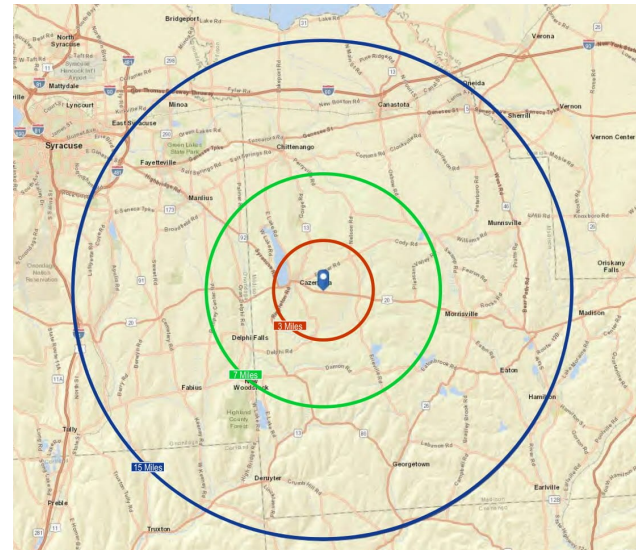
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Demographics

Business Summary

	3 miles	5 miles	10 miles
Total Businesses:	304	469	3,818
Total Employees:	2,783	3,809	44,885
Total Residential Population	5,238	12,933	110,234
Employee/Residential Population Ratio (per 100 residents):	53	29	41

The Cazenovia area exhibits strong income demographics, single family housing stock, and educational and municipal services.



Demographic & Income Profile-2017 Summary

	3 miles	5 miles	10 miles
Population	5,238	12,933	110,234
Households	1,913	4,826	43,080
Families	1,194	3,377	28,980
Average Household Size	2.36	2.52	2.48
Owner Occupied Housing Units	1,367	3,898	32,878
Renter Occupied Housing Units	547	928	10,202
Median Age	40.8	45.0	44.3
Median Household Income	\$69,325	\$74,200	\$68,080
Average Household Income	\$101,742	\$106,123	\$97,203

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Confidentiality and Conditions

This Brochure contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information, which a prospective purchaser might desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond control, and therefore, are subject to material change or variation.

In this Brochure, certain documents and other materials are described in summary form. The summaries do not purport to be complete, nor necessarily accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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The terms and conditions set forth above apply to this Brochure in its entirety.

For additional information regarding the proposed transaction please contact Gregory Cleghorn.

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