

# 253 East Main Street

Frankfort, NY

**FOR SALE**

±265,000 SF

For more information, contact

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## DESCRIPTION:

Former Union Tools facility consisting of a series of manufacturing, warehouse and office buildings totaling ±265,000 SF in the Village of Frankfort, NY.

## LOCATION:

East side of East Main Street. Approximately 6 miles from NYS Thruway exit 30. Less than ± 2 miles from State Route 5. Utica is ± 7 miles west. Albany is ±75 miles east of site.

## UTILITIES:

Municipal water and sewer; natural gas and electric service provided by National Grid and lower cost municipal power service (provided by Village of Frankfort)

## ZONING:

Industrial

## TAX INFORMATION:

08 Gen Tax\*: \$58,689.72

08/09 School\*: \$63,789.92

Combined Tax\*: \$122,479.64

(\*Note: These are combined numbers for 11 separate parcels)

## PRICE:

For sale at ~~\$1,600,000~~ Now offered at \$600,000

PRELIMINARY



## MANUFACTURING/WAREHOUSE FACILITY FOR SALE...

### ADDITIONAL NOTES:

- ▶ Situated on ±30 acres
- ▶ Parking for ±200 vehicles
- ▶ Environmental report and level II documentation available
- ▶ Ceiling heights range from 12' – 24'
- ▶ Total of ±9,000 SF office space

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