

SUTTON
REAL ESTATE COMPANY

FOR SALE | TURNKEY GREENHOUSES

Near Interstates in Central New York State



- High capacity and expandable utility services
- Modern automated equipment & conveniences
- 2 miles to Interstate's to "Cross Roads of New York State"
- Qualified experienced facility manager available
- Be producing immediately upon NYS approval
- 1st class construction 2000—present
- Ongoing working growing, production, cultivation facility
- 84,752 +/- ft.² covered space
- 43,000 ft.² glass production space
- 22,000 ft.² support area
- 1,440 ft.² walk-in cooler
- Concrete floors
- All Real estate Taxes under \$10,000
- 400 amp three phase plus unlimited transmission at street
- 28,000 BTUs natural gas supplied via 4" service
- 4 inch water line
- Municipal sewer
- Pure consistent inexpensive municipal water supply
- Custom built manager's office/residence
- Buildings engineered to local building codes at times of recent construction by leading US greenhouse manufacturer
- Over 3 acres of ready to build area
- Buffered property areas on all sides
- Set well back from roadway
- Additional adjacent property available
- No site approvals site prep or construction needed in current production use for vegetables herbs and ornamentals
- Four 10' x 12' overhead doors
- Greenhouse can be equipped to use as hybrid grow or sealed condition space grow house
- Supporting production equipment available
- Stamped plans available
- Detailed specifications available
- Experienced support for modifications and future expansions available
- Virtually unlimited expansion potential

CONTACT EXCLUSIVE AGENT:

John Thomasmeyer, ALC

Senior Associate Broker

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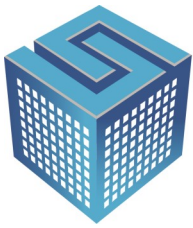
SUTTON REAL ESTATE COMPANY

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