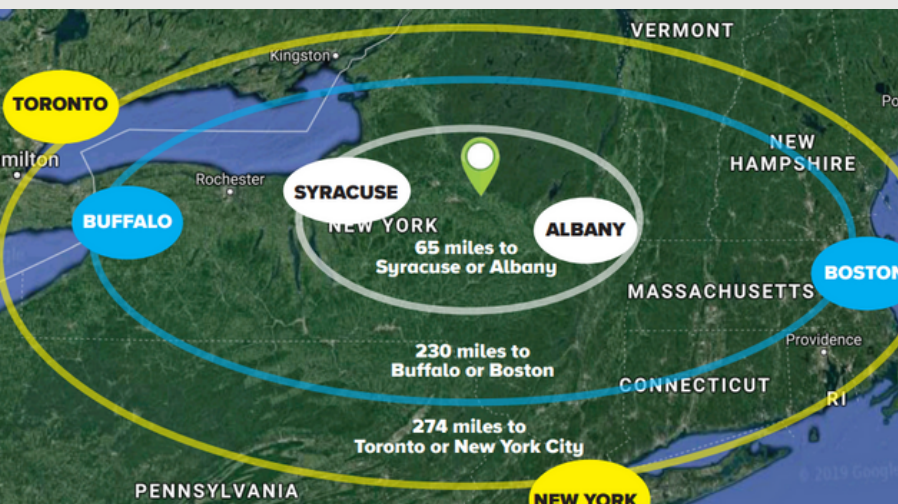


The Village of Ilion, located in the heart of New York's scenic Mohawk Valley, is ready to welcome a buyer with a bold vision for the purchase and redevelopment of the former Duofold and Sperry Univac complex, conveniently located minutes from the New York State Thruway. We're eager to help the right buyer achieve their business objectives by investing in our community.

PROPERTY DETAILS

- **Two** brick buildings
 - **124,000** square feet, four stories
 - **45,000** square feet, one story
 - Maintenance garage
 - Former powerhouse
- **10.7** acres
- Public water and sewer
- Municipal power (\$0.03/KW)
- Natural gas
- Redundant high-speed fiber
- Zoned for industrial reuse
- Space for additional development



LOCATION

- Close proximity to State Route 5 and 5S; 2.5 miles from NYS Thruway
- Midway between Albany or Syracuse
- Adjacent to Mohawk River/Erie Canal and Empire State Trail
- Same-day ground transportation access to major population centers of the U.S. and Canada

AVAILABLE INCENTIVES

- NYS Brownfield Tax Credit
- New Market Tax Credit
- Herkimer County IDA PILOT
 - 10 Year Property Tax Free
- Qualified HUBZone

IDEAL FOR

- Mixed-use commercial development
- Light industrial
- Outdoors-oriented retail

FOR YOUR DILIGENCE

- Phase I site assessment completed August 2019
- Some environmental remediation underway
- NYS Environmental Justice Area
- Site cleanup overseen by NYS Dept. of Environmental Conservation

