



MLS#: **S1484406** **Lots, Land, Farms, and Seasonal/Camps** **A-Active**  
**4885 Verplank Rd**  
 County: **Onondaga** Zip: **13041** List Price: **\$18,500,000**  
 Town/City: **Clay** Pstl City: **Clay** LP/SF: **\$13,764.88**  
 Area #: **Clay-312489** Acres: **180.00** Cross St: **Van Hosen**  
 Subdivision: Lot Front: **894**  
 TxMap#: **312489-043-000-0001-008-000-0000** Lot Depth: **2,549**  
 City Nghbrhd: Lot Shape: **Irregular**  
 School Dist: **North Syracuse** Lot #: **8**  
 High School: SqFt [PubRec]: **1,344 []**  
 Middle School: AboveGrade Sq: **[]**  
 Elem School: SqFt Source: **Public Records**  
 # Photo: **17**

**General Information**

Type: **Industrial, Other - See Remarks** Improvement:  
 Topography: **Level, Rolling, Scenic**  
 Road Ft/Desc: **Town** Buildings: **Other - See Remarks**  
 Zoning: **Industrial** Milk Mkt: # Horse Stls: **0**  
 Land Feat: **Other - See Remarks**  
 Addl Rooms:  
 Bedrooms: **4** Baths: **1/1** Stories: **1.0** Rooms:  
 On Wtrfrnt: **No** Island Name: Footage:  
 Name: Timber Rgts Rsv: **No** Rip Rgts: **No**  
 GOM Rts Rsv: **No**  
 Water Related Features:

Public Remarks: **Over 180 acres of choice world class A property situated in ideal zoning for manufacturing, warehousing, customer service and production facilities all within feet of the new Micron facility location. This choice offering provides ample development for up to 1-2M square feet of space. Currently a private large grass airport, generally level and open with moderate slope toward the rear of the site which provides an opportunity to seamlessly blend into the landscape. Full utilities could be extended to the property. If you are seeking a choice site for your new building in the rapidly growing area within minutes to Micron and two major interstates this is an excellent opportunity. Owner would prefer selling as a whole, yet is willing to consider two sections and is willing to review all offers. Large acreage sites not needing assemblage are rare, come see what this choice site has to offer.**

Unbranded VT: [Click Here](#)  
 Aerial Drone Video: [Click Here](#)  
 Virtual Tour 3D:

Directions: **Rt 31 to Caughdenoy Road, N 1 mile, left onto Ver Plank Road, land on right approx 2,000'**  
**Residence Information**

Style of Res: Garage:  
 Exterior Cnstr:  
 BR 1st Flr: BR 2nd Flr: BR 3rd Flr: **0** BR Basement: **0**  
 FB 1st Flr: FB 2nd Flr: FB 3rd Flr: **0** FB Basement: **0**  
 HB 1st Flr: HB 2nd Flr: HB 3rd Flr: **0** HB Basement: **0**  
 Kitchen:  
 Basement:  
 Floor:  
 Attic: Roof Desc:  
 Addl Rooms:  
 Interior Feat:  
 Exterior Feat:  
 Appliances:  
 Accessibility:  
 Foundation:  
 Emerg Backup:  
 ENERGY STAR  
 Qualified@:  
 # Fireplace: **0** # Artificial: **0** # Gas: **0** # Pellet: **0**  
 # Wood Burning: **0** # Wood Stove: **0** # Coal: **0** # Other: **0**  
 # Freestanding: **0** # Not to Code: **0**

**Utilities Information**

Utils on Site: **Electric**  
 HVAC Type: Waste Disp: **Septic Required**  
 Utils Avail: **Electric, Telephone**  
 Heating Fuel: Water Htr Fuel:  
 Water Supply: **Public**  
 Type of Well: **None** Well Location:  
 Energy Eqpt: **None**

**Miscellaneous Information**

Avail Docs: **Aerials, Other - See Remarks**  
 Dev Status: **Other - See Remarks, Raw Land**

Soil:  
Seller Provides:  
Conditions:  
Seller Stake in Lnd:

**Other - See Remarks**

Restrictions:

Addl Site Data:

Driveway Desc:  
Possible Uses:  
Lot Information:  
# Crop Acres:  
# Tillable Acres:

**Other - See Remarks**

**Agriculture, Commercial, Industrial Park, Other - See Remarks, Single Family Development**

**Other - See Remarks**

**0.0000**

# Timber Acres: **0.0000**

# Wooded Acres: **0.0000**

**0.0000**

# Pasture Acres: **0.0000**

**Financial Information**

Type of Sale: **Normal**

Annl Spc Assess: **\$0**

Lot Rent:

Tax Info:

Assess Val: **\$10,700**

School Tax: **\$6,622**

Town/Cnty Tax: **\$3,025**

City/Vil Tax:

Total Taxes: **\$9,647**

Closed Date:

Sales Price:

DOM: **173**

MLS#: **S1484406**

Brett Ransford

Canaan Realty

Not Licensed

8645 E. Seneca TNPK Manlius, NY 13104

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