



MLS#: **S1484876** **Commercial/Industrial**  
**4885 Verplank Rd**  
 County: **Onondaga** Zip: **13041**  
 Town/City: **Clay** Pstl City: **Clay**  
 Area #: **Clay-312489**

List Price: **A-Active**  
**\$18,500,000**  
 Acres: **180.00**  
 Cross St: **Van Hosen**

Subdivision:  
 TxMap#: **312489-043-000-0001-008-000-0000**  
 City Nghbrhd:  
 School Dist: **North Syracuse**  
 High School:  
 Middle School:  
 Elem School:

Lot Front: **894**  
 Lot Depth: **2,549**  
 Lot Shape: **Irregular**  
 Lot #: **8**  
 Gr SqFt: **1,344**  
 Trans Type: **Sell**  
 Year Built: **1965**  
 Yr Blt Desc: **Existing**  
 # Photo: **17**

**General Information**

Category: **Other - See Remarks**  
 Sale Incl: **Land and Building**  
 Type Bldg:  
 Bus Name:  
 Bus Type:  
 Elec Svc:  
 Prop Use:  
 Location: **Industrial**  
 Floor:  
 Parking: **0**  
 Zoning: **I-2**  
 Water Related Features:

Tot Units:  
 # Stories: **1.0**  
 # Bldgs: **2**  
 Franchise: **No**  
 Avail Prkg: **0**  
 Mx Ceil Hgt:  
 Mx OH Dr:  
 On Wtrfrt: **No**  
 Name:  
 Basement:  
 Loading:

Office SqFt:  
 Manuf SqFt:  
 Res SqFt:  
 Retail SqFt:  
 Leased SqFt:  
 Whrse SqFt:  
 Vacant SqFt:

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'**

**Lease Information**

**Utilities Information**

HVAC Type: **Other - See Remarks**  
 Heating Fuel: **Other - See Remarks**  
 Type of Well: **None**

Sewer/Water: **Other - See Remarks, Public Water Available**  
 Boiler Type:  
 Well Location:  
 Energy Eqpt: **None**

**Additional Information**

Living Qtrts: **No**  
 Available Docs: **Aerials**  
 Bldg Misc:  
 Public Trans:  
 Total # Residential Units:  
 Studio:  
 1 Bed:  
 2 Bed:  
 3 Bed:

Construction:  
 Roof: **Shingles**  
 Accessibility:  
 Seller Desires:

**Financial Information**

Possible Fin: **Cash, Conventional, Other - See Remarks**  
 1st Mtg Bal: **\$0**  
 2nd Mrt Bal: **\$0**  
 Assess Val: **\$10,700**  
 Gross Annl Inc:  
 Annl Op Exp:  
 Inc/Exp Info: **None**  
 Op Exp Incl: **Other - See Remarks**  
 Closed Date:

Type of Sale: **Normal**  
 Equity: **\$18,500,000**  
 Tax Info:  
 Annl Spc Assess: **\$0**  
 Net Op Income: **-9,647**

Town/Cnty Tax: **\$3,025**  
 City/Vil Tax: **\$0**  
 School Tax: **\$6,622**  
 Total Taxes: **\$9,647**

Sale Price: DOM: **170**

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Brett Ransford  
 Not Licensed

Canaan Realty  
 8645 E. Seneca TNPK Manlius, NY 13104

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