

OFFERING MEMORANDUM

USDA CERTIFIED FOOD MANUFACTURING FACILITY

607 Phillips Street, Fulton, NY 13069

FOR SALE: \$11,500,000



162,739 SF | 13.13 AC | FREEZER SPACE | EQUIPMENT AVAILABLE | 200 PARKING SPACES

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BELLCORNERSTONE
Commercial Real Estate

OFFERING MEMORANDUM

607 PHILLIPS ST

Fulton, NY 13069

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, “Confidential Information”) are confidential. Prospect agrees that it shall, and that it shall cause Prospect’s representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect’s behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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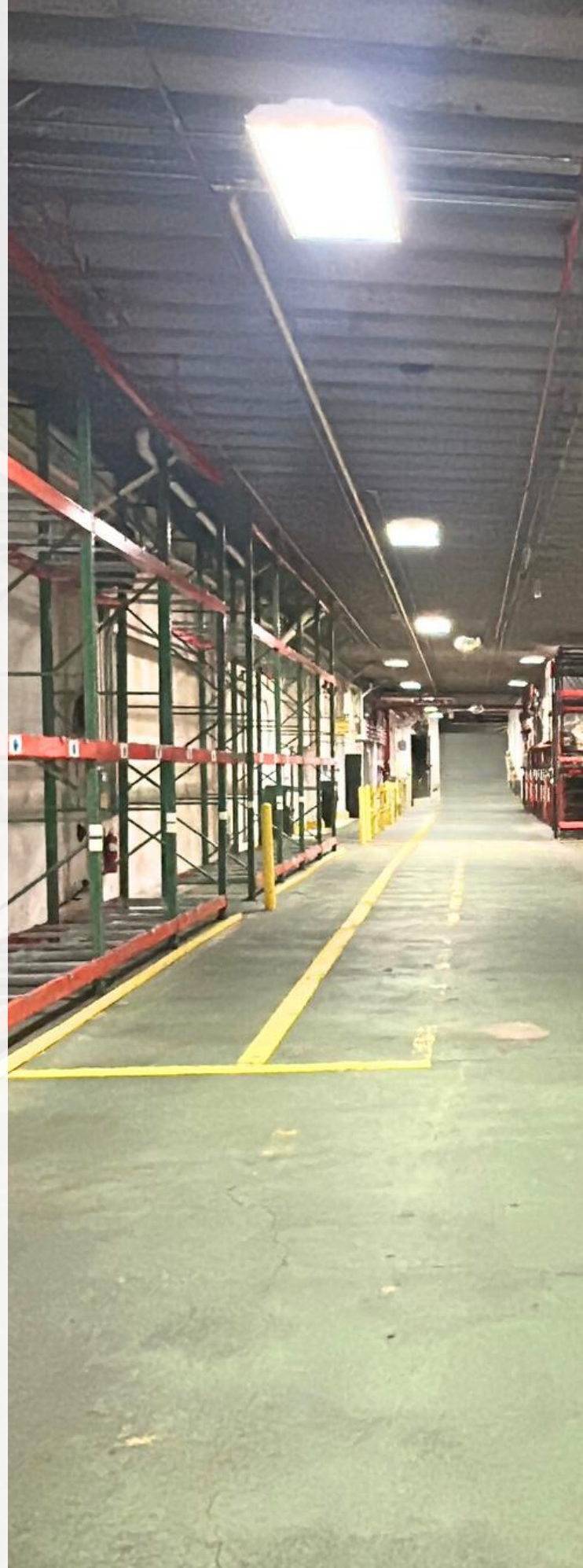
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EXECUTIVE SUMMARY

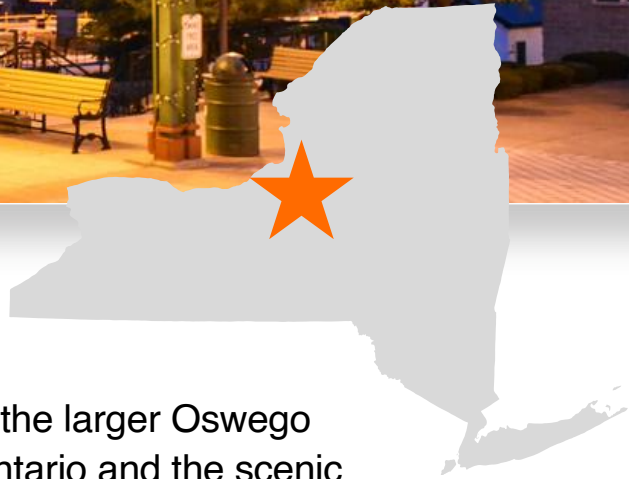
607 PHILLIPS ST

Fulton, NY 13069

607 Phillips St is a USDA certified food manufacturing facility spanning 162,739 SF on a 13.3-acre lot, making it a rare opportunity for a variety of businesses, including food production, cold storage, and distribution. This industrial property includes an approximate 30,000 SF freezer with refrigeration equipment and two separate coolers. Municipal water and sewer treatment is provided by the City of Fulton, and ECF equipment is available with the property to pass on sewer water to the City of Fulton for further handling. Strategically located in Central New York, Fulton benefits from its proximity to major transportation routes including I-81 and I-90, ensuring seamless distribution to the Northeast and beyond. The property's USDA certification enhances its appeal to food producers seeking a solution to expand operations in a region with a strong agricultural and industrial base. With existing infrastructure in place and acreage for expansion, 607 Phillips St presents an excellent opportunity for owner-operators and investors looking to capitalize on the growing demand for food production and cold storage facilities in the Northeast.

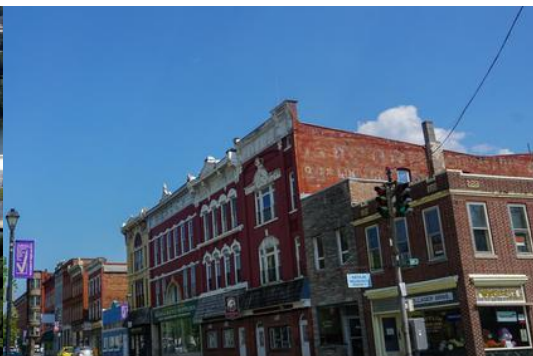


MARKET OVERVIEW



Fulton, New York

Fulton is located along the Oswego River and is part of the larger Oswego metropolitan area. It's known for its proximity to Lake Ontario and the scenic beauty of the surrounding area. Fulton offers various recreational opportunities, including fishing, boating, and outdoor activities. Nearby parks, such as Lake Neatahwanta Park, provide residents and visitors with green spaces for leisure and relaxation. Historically, Fulton's economy has been closely tied to manufacturing and industry, particularly related to the production of steam engines, textiles, and other products. Over time, the city's economy has diversified, with a focus on healthcare, education, and services. Fulton hosts various events and festivals throughout the year, including the annual "Fulton Jazz Festival" and the "Fulton Community Festival." These events feature live music, food, and entertainment, and they draw people from the surrounding area. Overall, Fulton, NY, like many small cities in upstate New York, has a rich history and continues to evolve to meet the changing needs and expectations of its residents. It provides a mix of historical charm, natural beauty, and modern amenities for its community.



DEMOGRAPHIC SUMMARY

FULTON, NY

POPULATION

City: Fulton

11,339

State: New York 19.87 Million

MEDIAN AGE

City: Fulton

33.1 Years

State: New York 39 Years

MEDIAN HOUSEHOLD INCOME

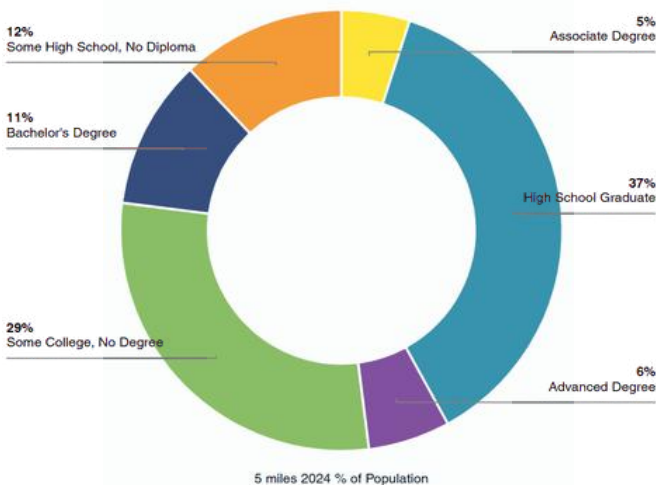
City: Fulton

\$52,123

State: New York \$81,600

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than New York at large.



2024 STATISTICS

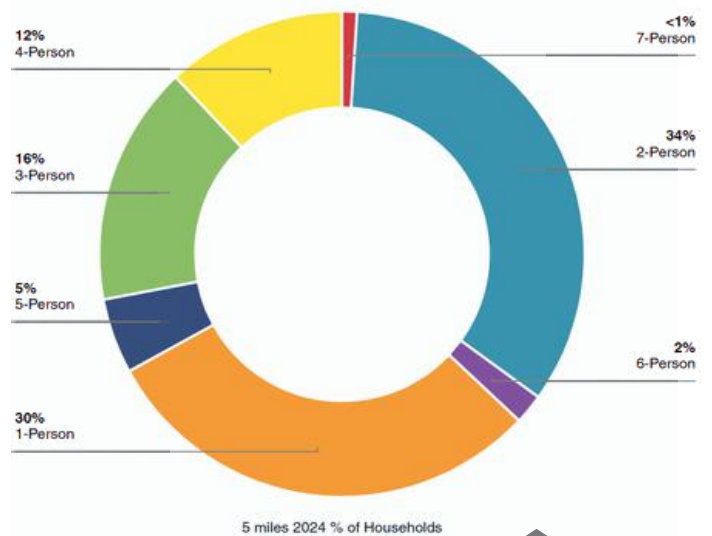
	2 Mile	5 Mile	10 Mile
Population 2024	12,697	20,795	51,883
Total Households	5,296	8,456	20,912
Avg Household Size	2.3	2.4	2.4
Avg Household Income	\$59,307	\$64,699	\$74,591

ECONOMIC INDICATORS

4.3% Fulton Unemployment Rate

4.1% U.S. Unemployment Rate

HOUSEHOLDS



City: Fulton

4,782

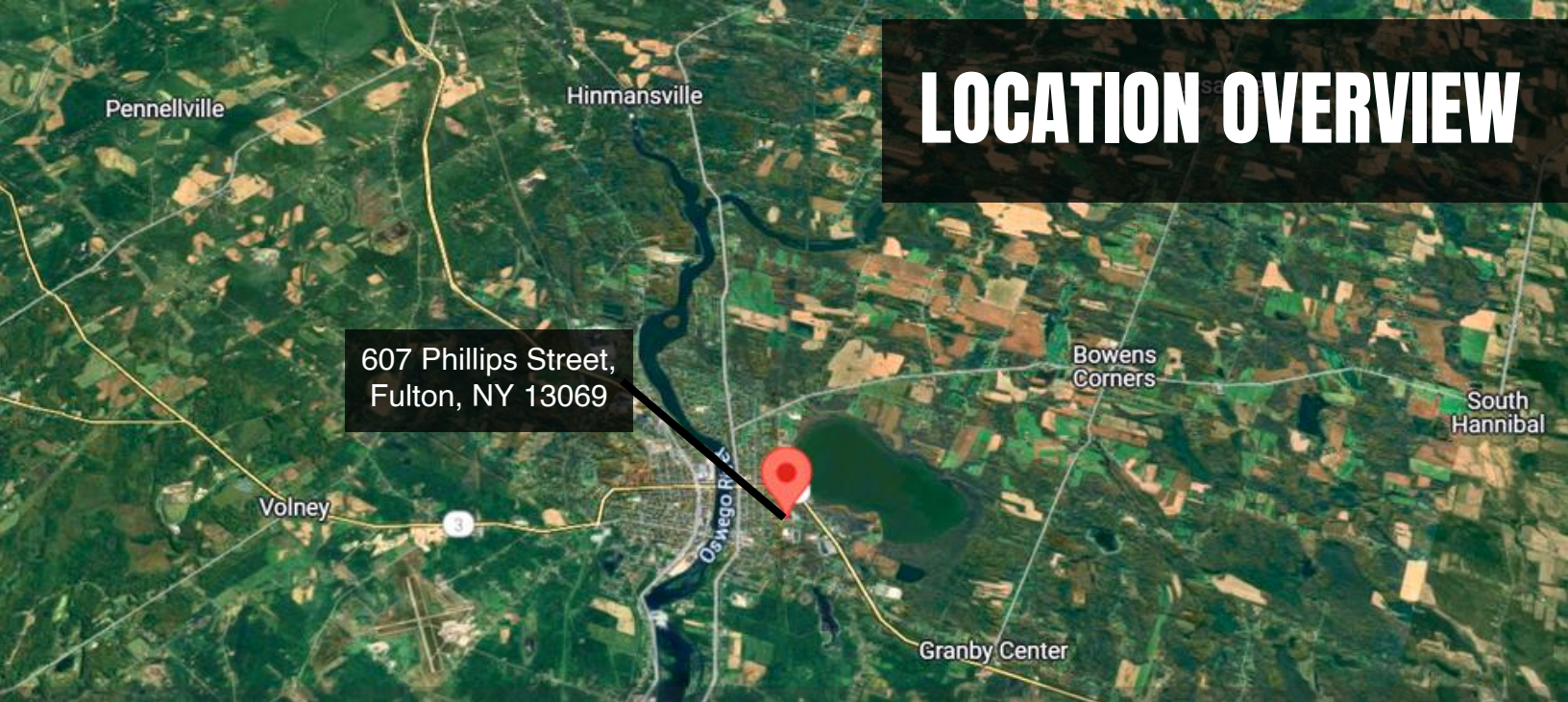
State: New York 7.669 Million



2.35

Average Household Size

LOCATION OVERVIEW



HIGHWAY ACCESS

New York State Route 481 (NY-481): A major north-south route that runs through Fulton. Connects the city to Interstate 81 (I-81) in Syracuse (about 25 miles south). Provides direct access to Oswego (north) and Syracuse (south), making it a key commuter and commercial corridor.

New York State Route 3 (NY-3): Runs east-west through Fulton. Connects to Oswego to the west and Interstate 81 in Watertown to the north. A critical route for regional traffic and tourism along Lake Ontario.

New York State Route 176 (NY-176): A local route that enhances connectivity within Fulton and nearby areas.

Proximity to Interstate 81 (I-81): About 15 miles east of Fulton, providing a direct route to Syracuse, Watertown, and Canada. I-81 is a major north-south corridor running from Tennessee to the Canadian border.



AIRPORT PROXIMITY

Oswego County Airport (FZY): Located approximately 3 miles northeast of Fulton, in the Town of Volney. FZY is a public-use general aviation airport offering charter services, hangar rentals, and fueling services.

Syracuse Hancock International Airport (SYR): Located in Syracuse, about 25 miles southeast of Fulton, SYR is a major airport offering both domestic and international flights.

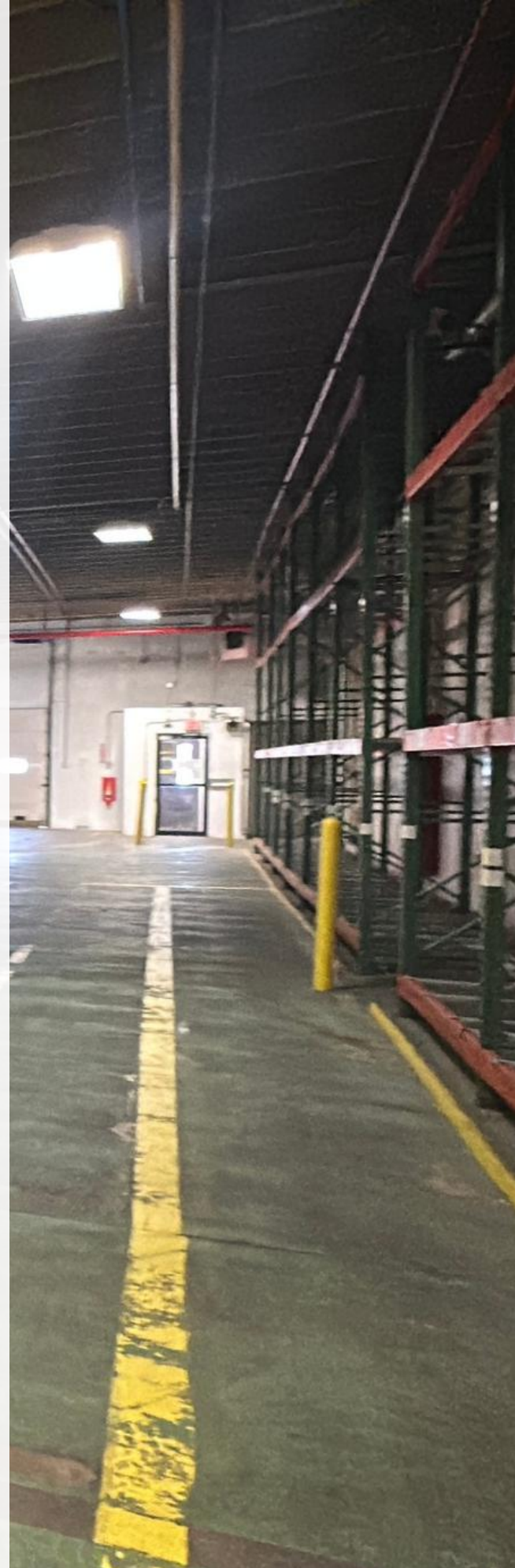
Watertown International Airport (ART): Located approximately 50 miles north of Fulton, ART is a regional airport with limited commercial flights. Offers passenger flights, primarily connecting to larger hubs.

Ithaca Tompkins International Airport (ITH): Located roughly 58 miles south of Fulton, ITH is a regional airport with domestic flights. and provides connections to major cities and hubs.

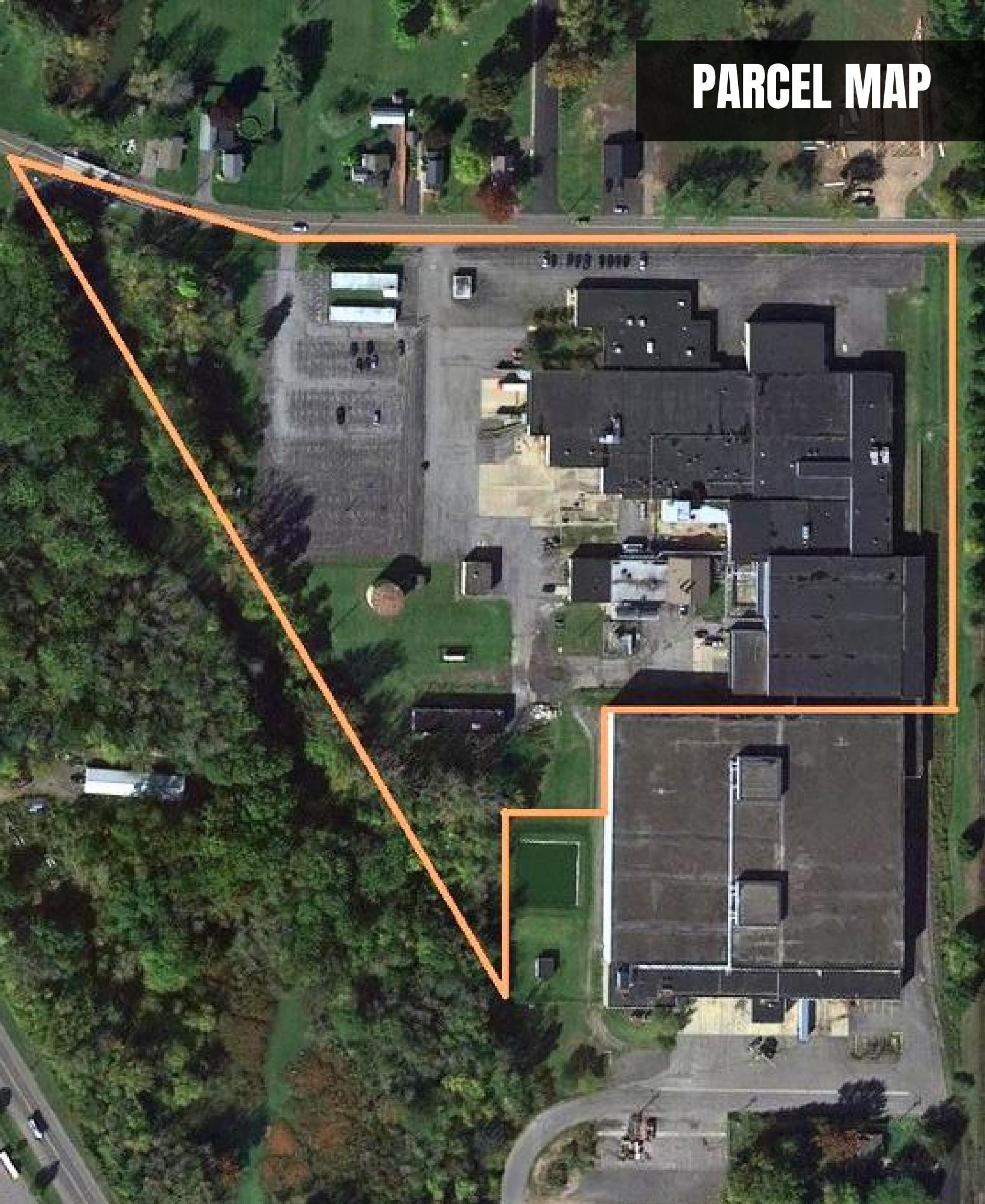
SITE OVERVIEW

SITE

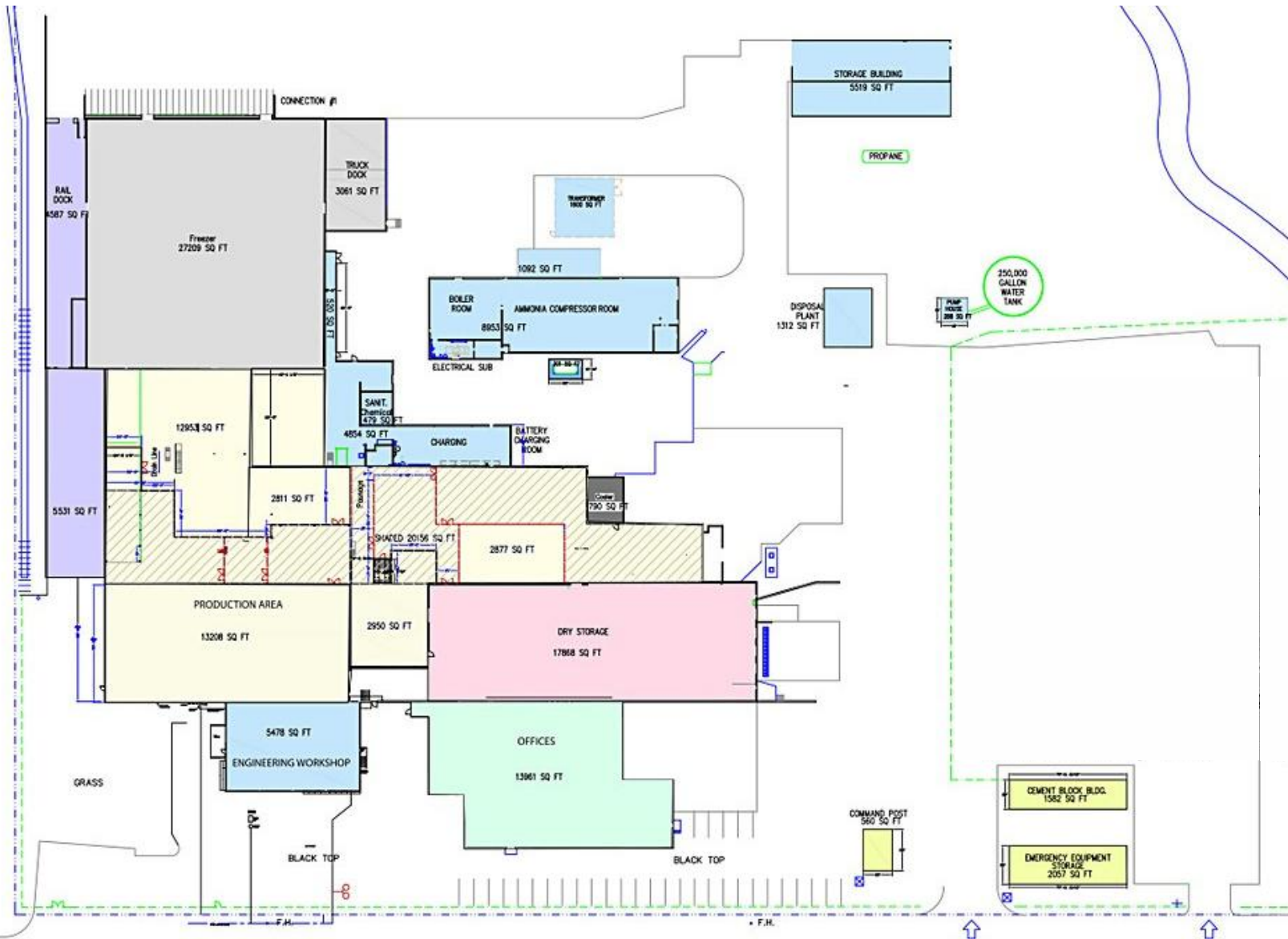
Property Type:	Industrial
Building Class:	Class B
Zoning:	M1
Land Acres:	13.13 AC
Building SF:	162,739 SF
Floors:	1
Parking:	200 Parking Spaces
Power:	3-phase 480V
Dock-Height Doors:	(6) 8' wide x 9' tall
Overhead Grade-Level Doors:	(2) 11' wide x 12' tall
Material Handling Equipment:	(2) Forklifts, (2) Scissor Lifts (1) Electric Pallet Jack, (6) Pallet Jacks, Small Conveyor Systems, Pallet Racks (including cold storage racking systems) Pallet Positions: Dry Warehouse: 609, Frozen Warehouse: 1,032
Rail Access:	On-site CSX rail dock. Rail spur is currently inactive, but could be reactivated
Clear Height:	Varying from 15'5"-25' Dry Storage: 15'5", Production Area: 16'1"-22' Freezer Space: 25', Truck Dock: 18'
Coolers:	2 small refrigerated coolers onsite
Bathrooms:	4
Sprinkler System:	wet pipe system throughout freezer has dry pipe system



PARCEL MAP



SITE LAYOUT



Freezer + Cooler + Truck Dock:
+/- 31,242 SF

Offices + Cafeteria + Lab + Lockers:
+/- 13,961 SF

Security Post + Emergency Storage:
+/- 4,199 SF

Production Area:
+/- 54,955 SF

Rail Dock:
+/- 10,118 SF

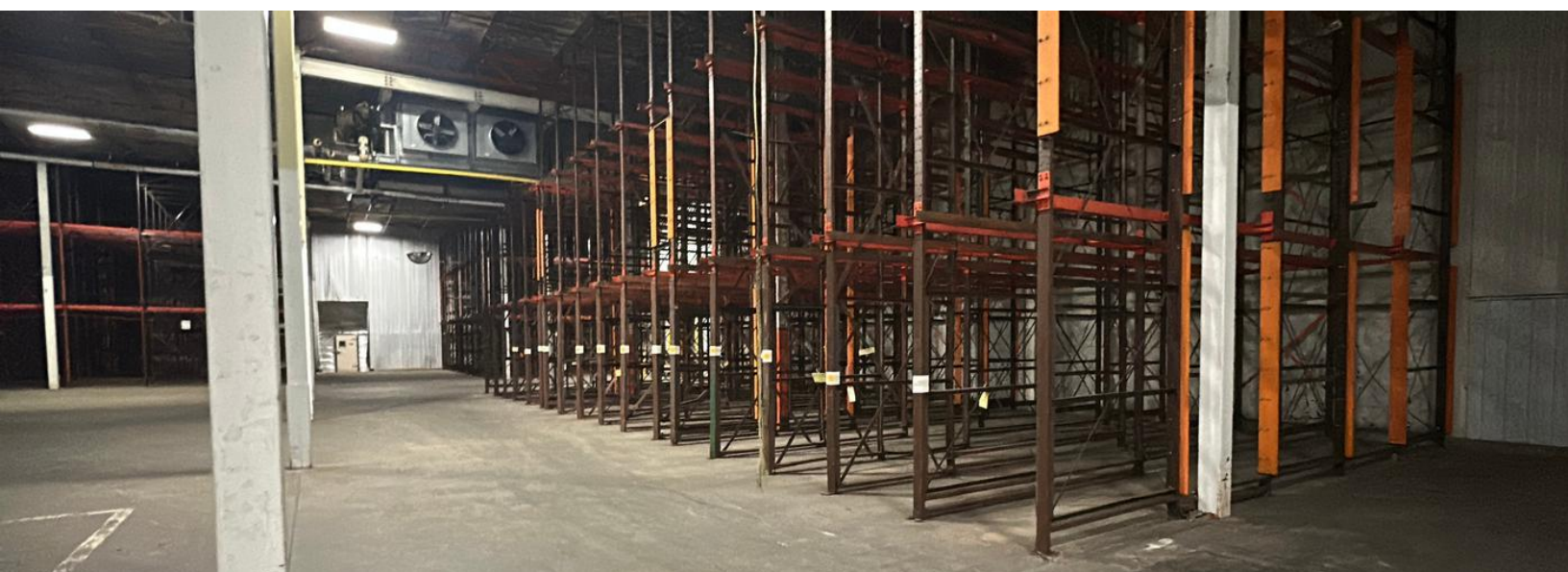
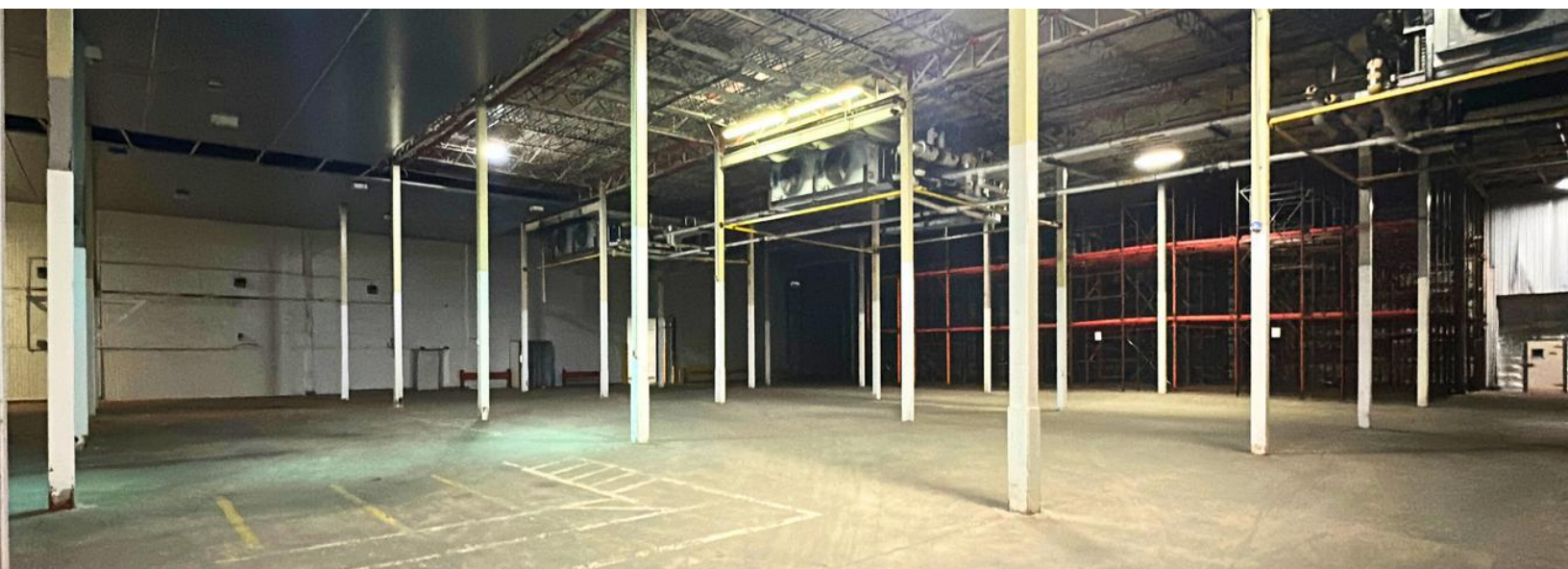
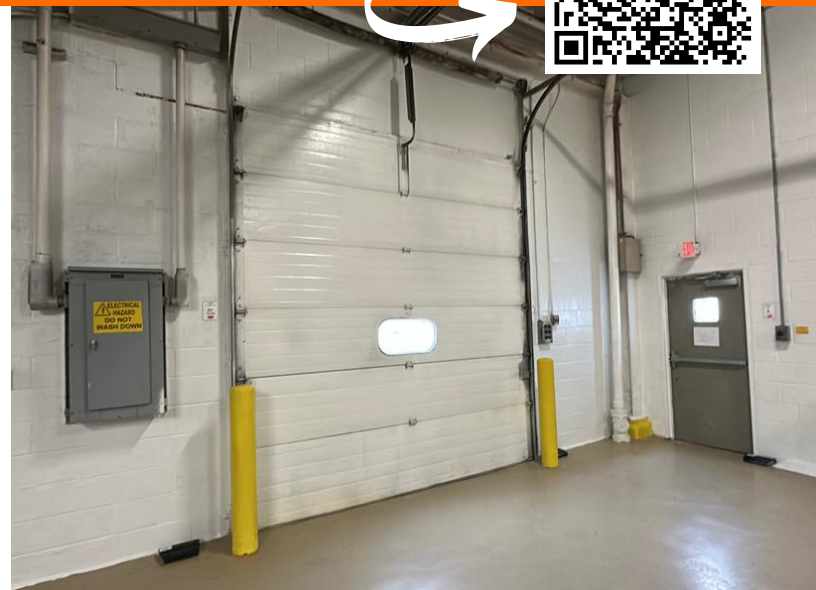
Dry Storage:
+/- 17,868 SF

Engg Workshop + Compressor +
Utilities + Disposal + Battery Charging
+ Chemical Storage + Docks:
+/- 30,396 SF

**Total Building Area:
+/-162,739 SF**

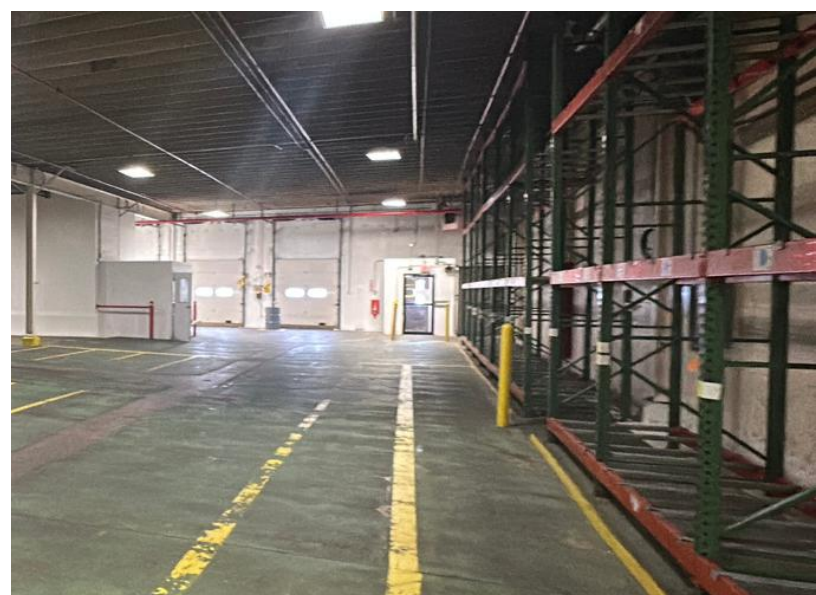
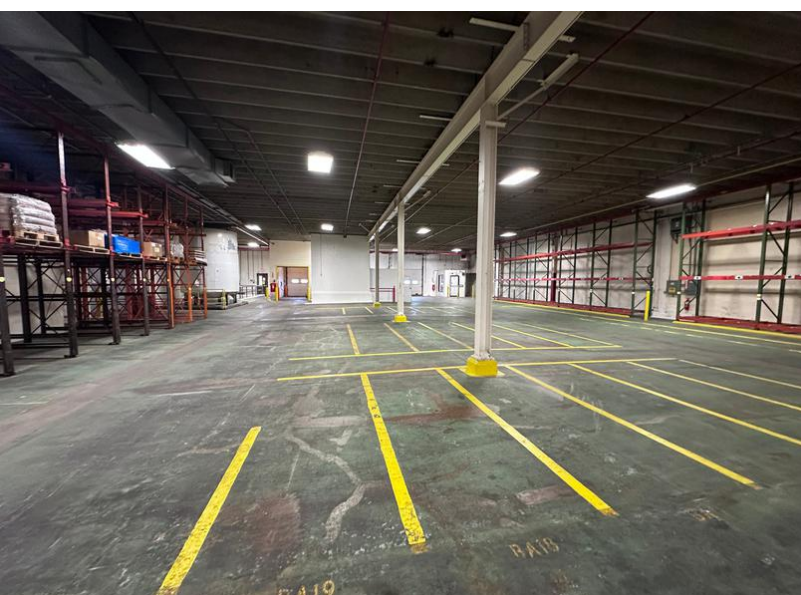
FREEZER/TRUCK DOCK

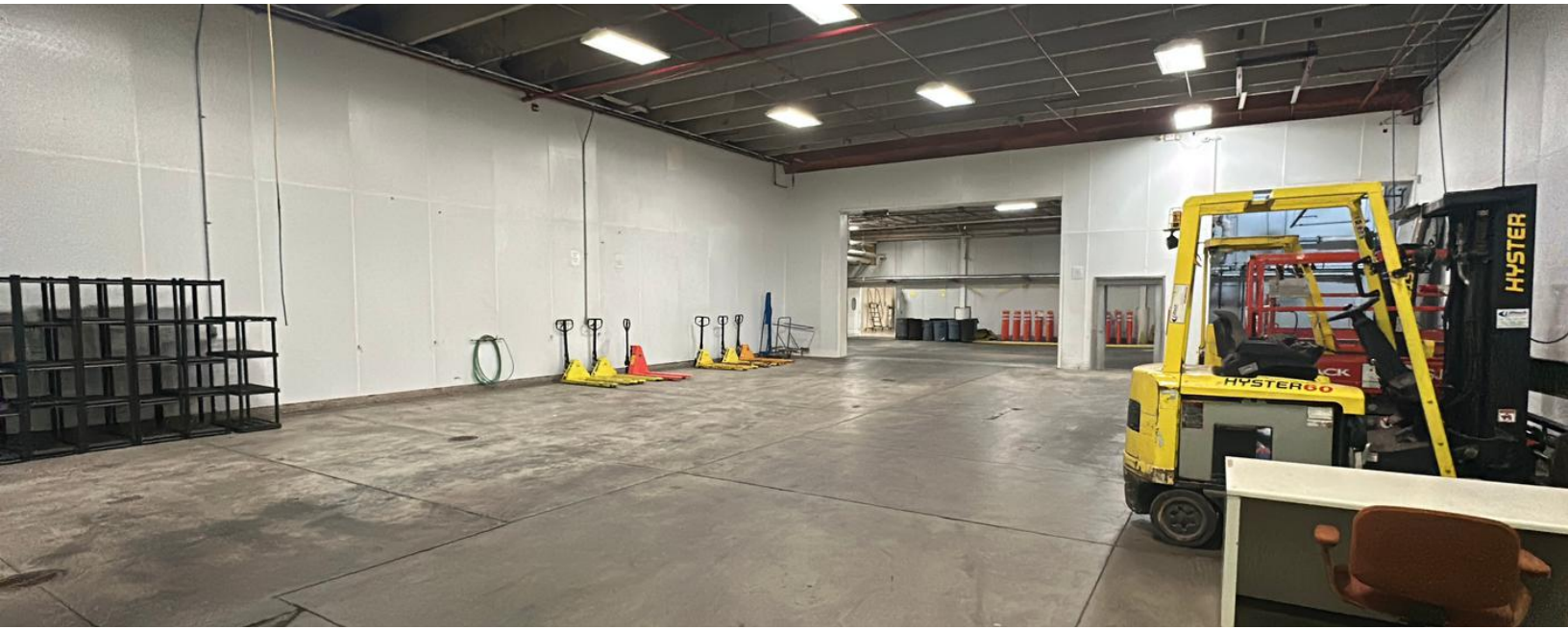
SCAN FOR A WALKTHROUGH



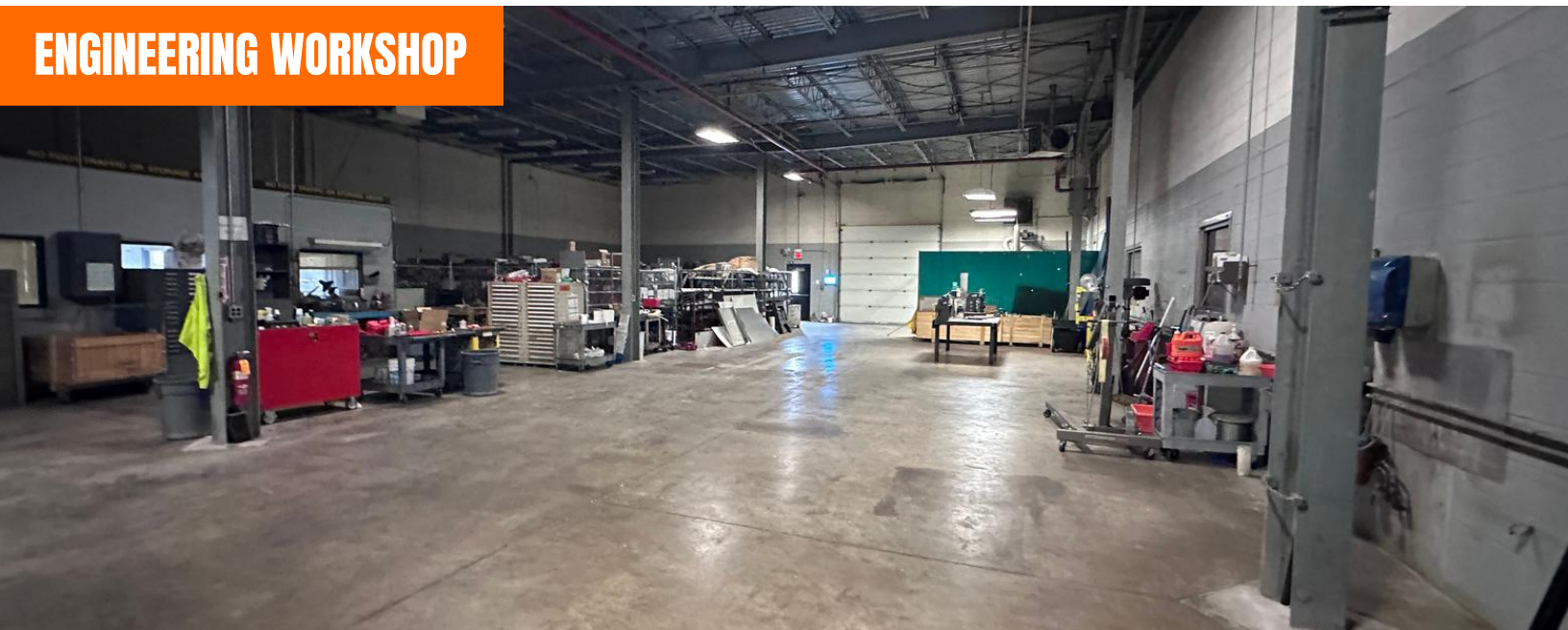
DRY STORAGE/TRUCK DOCK

SCAN FOR A
WALKTHROUGH





ENGINEERING WORKSHOP



OFFICE/CAFETERIA





TRAINING ROOM







7X TOP SALES
POWER
BROKER

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Commercial Real Estate

2019 2020 2021 2022
2023 2024 2025

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**We Sell BIG
Buildings. *FAST.***



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