

FOR SALE

6 MORRILL PLACE FULTON, NEW YORK 13069

GREAT INVESTMENT AND 1031 EXCHANGE OPPORTUNITY



CUSHMAN &
WAKEFIELD



Pyramid Brokerage
Company

OFFERING
MEMORANDUM

THE OFFERING

Cushman & Wakefield | Pyramid Brokerage Company has been retained to exclusively represent ownership ("Owner") in the sale 6 Morrill Place, Fulton, New York, (the "Property").

The offering includes a 106,692± SF industrial/warehouse/manufacturing building with approximately 10,000± SF of existing office space. The property offers heavy power, surplus of land for outside storage and is 15.5 to 23' clear.

OFFERING PROCEDURES

The Owner will consider all qualified offers on the property. Offers and letters of interest or intent are to be submitted through Pyramid Brokerage Company.

For further details please contact the Exclusive Agents at Cushman & Wakefield | Pyramid Brokerage Company:



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PROPERTY SUMMARY

Building

Address:	6 Morrill Place, Fulton, New York
Municipality:	City of Fulton
Tax ID:	236.61-02-01 & 236.69-01-18
Building Size:	106,692± SF
Year Built:	1972
Lot Size:	14.6± acres
Power:	3000A/600V/3 Phase
Sprinklered:	Yes, wet system
Clear Height:	15.5' to 23' (approximately 10,000 SF is 23')
Docks/Doors:	Nine (9) loading docks, four (4) with levelers Two (2) grade level doors (10' x 12 & 10' x 10')
Parking:	100+
Zoning:	Manufacturing/Industrial (M-1 City of Fulton)

Taxes & Assessment

County Tax 2026:	\$58,823.06
School Tax 2025-2026:	\$42,213.65
Full Market Value:	\$1,868,000
Total Assessed Value:	\$2,457,895



TENANT OVERVIEW

MacKenzie-Childs was founded in 1983 by artists Victoria and Richard MacKenzie-Childs. The couple, who met while studying ceramic sculpture at Alfred University, established the business on a picturesque 65-acre former dairy farm overlooking Cayuga Lake in Aurora, New York. Drawing from their backgrounds in theater design and pottery, they began hand-crafting whimsical, highly eclectic ceramic pieces that deliberately challenged the muted tones of traditional pottery. Their vibrant, maximalist aesthetic quickly gained a passionate following, leading to the 1995 introduction of their most famous hallmark: the black-and-white Courtly Check pattern, inspired by chessboards and the historic tiling of Westminster Abbey.

By the 1990s, the brand had successfully expanded from small-batch pottery into a luxury powerhouse encompassing high-end furniture, textiles, and seasonal decor. Their flagship boutique on Madison Avenue in New York City became an iconic attraction, frequently described as a blend of "Mary Poppins meets Alice in Wonderland". However, aggressive and costly retail expansions—including expensive, unfulfilled long-term leases on luxury shopping strips like Rodeo Drive—burdened the business with millions of dollars in debt. Faced with insurmountable financial distress, the company entered Chapter 11 bankruptcy protection in 2000, and the original founders officially lost control of their namesake brand in 2001.

Following a court-approved bankruptcy sale in 2001, the company was purchased for \$5.5 million by Pleasant Rowland, the wealthy founder of the American Girl doll brand. Rowland restructured the business, preserved its Upstate New York manufacturing roots, and stabilized its commercial operations before selling it to the private equity firm Twin Lakes Capital in 2008. Control of the brand shifted again in 2014 to Castanea Partners and was most recently acquired by EagleTree Capital.

Despite passing through multiple corporate ownership chapters over the last few decades, MacKenzie-Childs continues to preserve its founding artisanal legacy. Each "Made in Aurora" piece is still sculpted and hand-painted by local craftspeople on the original historic New York farm

MACKENZIE-CHILDS



PROPERTY TAX MAP & AERIAL



PROPERTY PHOTOS



6 MORRILL PLACE

PROPERTY PHOTOS



PROPERTY PHOTOS



Market Overview

Oswego County's economy is anchored by a diverse mix of legacy industries and emerging growth sectors, with energy, manufacturing, and agriculture forming the foundation of its economic base. The region is a major hub for nuclear power generation, hosting three plants along Lake Ontario that provide significant employment, tax revenue, and carbon-free energy for New York State. These facilities support thousands of jobs across the region and represent one of the county's most stable and high-impact economic drivers. Alongside energy, manufacturing remains a core pillar, with strengths in metal fabrication, packaging, and advanced production supported by industrial parks, skilled labor, and strong supply chain connectivity.

Complementing these core sectors are logistics, agriculture, and tourism, which leverage Oswego County's geographic and natural advantages. Its multimodal transportation network—including port access on Lake Ontario, rail links, and highway corridors—positions the county as a strategic location for distribution and supply chain operations across the Northeast and into Canada. Agriculture continues to play a vital role, contributing millions of dollars annually through dairy, crops, and specialty products such as maple syrup and honey, while also supporting a network of related local businesses. Tourism, driven by outdoor recreation, waterfront assets, and cultural attractions, adds a seasonal but meaningful layer of economic activity and small business support.

The county's economy is further stabilized by education, healthcare, and the public sector, which collectively serve as major employers and workforce anchors. Institutions like SUNY Oswego play a critical role not only as one of the largest employers in the county, but also as a key pipeline for talent and regional innovation. Healthcare systems and human service providers are also expanding in importance due to demographic trends, particularly an aging population. Together, these sectors provide resilience and balance to the local economy while supporting long-term growth.

Looking ahead, Oswego County is positioning itself to capitalize on emerging opportunities in advanced manufacturing, clean energy expansion, and regional supply chains tied to large-scale investments in Central New York. Strategic site development, infrastructure investment, and workforce initiatives are aligning to attract new industries and support existing business growth. This blend of established economic strengths and forward-looking development initiatives underscores the county's potential for sustained economic diversification and competitiveness in the years ahead.

Demographic Summary - Oswego County

KEY FACTS

115,768

Population

47,170

Households

41.2

Median Age

INCOME

\$71,236

Median Household Income

\$37,744

Per Capita Income

\$216,885

Median Net Worth

EMPLOYMENT

55.7%

White Collar

26.9%

Blue Collar

17.4%

Services

EDUCATION

8.7%

No High School
Diploma

37.3%

High School
Graduate

31.1%

Some College/
Associate's Degree

23.0%

Bachelor's/Grad/
Prof Degree

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FOR MORE INFORMATION, PLEASE CONTACT:

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