

Former Paper Mill

875 County Route 60

Newton Falls, New York 13666



ST. LAWRENCE COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

(315) 379-9806

www.SLCIDA.com



Located in Newton Falls, NY in a New York State Empire Zone, the former Newton Falls Fine Paper mill sits on an area of approximately 15 acres within the Adirondack Park. Buildings total approximately 350,000 Square Feet with 22 truck docks, 2 rail spurs, executive office building, and ceilings generally 25' or higher. This includes a climate controlled warehouse built in 1997 with 9 docks complete with hydraulic dock levelers and dock locks.

Power is supplied via a 115,000 volt transmission line with a high voltage substation providing power to the mill at 13,800 volts & 34,500 volts. Mill internal voltage is distributed at 2,400 & 480 volts.

Building Specifications	
Total Square Feet:	350,000
Multiple Tenancy	No
Sub-Division:	No
Acreage:	15
Additional Acres:	

Construction	
Year Built:	1897 - 1997
Additions:	Multiple
Exterior:	Steel / Masonry
Interior:	Steel / Masonry
Roof	Metal / Rubber

Facilities	
Dock High Doors	Yes - 22
Dimensions	9' x 9'
Drive-In Doors	Yes -
Dimensions	
Overhead Cranes	Yes - 2
Parking:	Yes -

Utilities	
Electric:	National Grid
Water:	Yes
Sewer:	Yes
Natural Gas:	No
Telecom:	Yes

Access	
Highway	SH 3
Miles to Highway	4
Interstate	81
Miles to Interstate	63
Road	County Route 60
Rail	Adjacent
Airport	OGS Int - 40 miles

Property Owner	
Abacus Financial	