

VALIANT REAL ESTATE USA - NEW
YORK BUS SALES PROJECT
SUMMARY

Valiant Real Estate Building Project

Valiant Real Estate USA is a real estate holding company. The company builds and leases buildings for New York Bus Sales to use in supporting their customer base.

New York Bus Sales (NYBS) is a full-service bus dealership, service center and parts distributor. We have been specializing in quality customer service since 1950. The company services customers in New York and Connecticut.

Project Summary

The project is being undertaken due to both a lack of space and infrastructure at NYBS's current leased facility. Additional space is needed for business growth as well as EV infrastructure needs to support EV vehicle transition in New York

Renovation of existing property into a 55,000 sq/ft facility to house operations which will support sales, parts and service of buses in Central New York. The completed project will have approx. 20,000 sq ft of service area consisting of 14 service bays, approx. 26,000 sq ft of distribution of parts and approx. 9,000 sq. ft of office space for sales and admin staff. The project will bring 80 full-time employees into the Syracuse area with potential to add an additional 22 employees within 5 years.

Valiant Real Estate has closed on the following parcels in order to complete this project.

Tax Parcel No	Address	Current Use
001.1-01-21.0	833 Hiawatha Blvd. E.	Vacant
001.1-01-26.0	815 Hiawatha Blvd. E. Rear	Approx. 5,000 sq ft building currently on site
001-1-01-28.0	843 Hiawatha Blvd. E. Rear	Vacant
001.1-01-29.0	309 Fourth North St. Rear	Main Structure
001.1-01-30.0	311 Fourth North St. Rear	Approx. 15,000 sq ft building currently on site

Project Scope

- Building on 309 4th North will be renovated into a world class service and parts distribution center. This will include complete refurbishment of office space and façade as well as addition of 14 bay doors for moving vehicles into the service center. Initial renderings of the completed facility are attached.
- Buildings on 815 Hiawatha Blvd & 311 4th North will be removed to allow for employee parking and movement of vehicles on property.
- Facility will contain EV Infrastructure 20 charging stations to support New York EV bus mandate with the ability to expand to 40 stations rapidly.

Project Timeline

- March 2024 - Site Acquisition (completed)
- August 2024 - Finalize Design & Permitting
- September 2024 - Begin Renovations
- July 2025 - Move in