



BROOME CHAPTER
NEW YORK STATE SOCIETY OF
PROFESSIONAL ENGINEERS

Chapter represents six counties: Broome, Chenango, Delaware, Otsego, Tioga and Tompkins

Autumn 2025 Newsletter

October 31, 2025

Note to readers and the regional engineering community: Please submit suggestions for topics to include in future editions of the newsletter. In particular, topics that may interest the regional community of engineering and technical professionals, students and others. Please include a brief summary and a contact person(s).

Huron Campus Update

This article provides an update on the status and plans for the Huron Campus in Endicott, NY. Thank you to Chris Pelto, Senior Vice-President-Endicott and Tom Decker, Campus Director at Phoenix Investors LLC for assistance providing information for this article.

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Introduction

The Huron Campus in Endicott NY is the historic birthplace of IBM manufacturing dating from the early 1900s and consists of over 130 acres of land and at its peak in the 1990s included over 4 million square feet of building space. The buildings included various manufacturing lines, clean rooms for microelectronics including printed circuit boards and semi-conductor chip carriers, data centers, research and development rooms, laboratories, and offices. In addition facility infrastructure includes a centralized power plant for onsite generation of steam and chilled water, and a large industrial water/wastewater treatment plant. Various tunnels and trestles provide campuswide distribution of those utilities. The campus has employed thousands of people, including many engineers, scientists and technicians of multiple specialties including but not limited to electrical, mechanical, chemical, environmental, civil, structural and others.



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The campus was purchased in 2021 by Phoenix Investors, LLC from Huron Real Estate which had acquired the property in November 2002 from IBM. The campus may be an attractive location for potential future tenants to support electronics, semi-conductors and other related manufacturing.

BAE, currently the major tenant at the Campus in Buildings 14, 18, and 41 has begun expanding into buildings 257 and 258 and refurbishing those spaces for its planned addition of operations to support electrification of aircraft.

Upgrades to campus infrastructure and site improvements are also underway and described in more detail below.

Campus Infrastructure

The Central Utility Plant (Bldg 39) includes natural gas steam boilers, cooling towers, chilled water and a glycol-based stack heat recovery system for heating, cooling and manufacturing uses. A new steam boiler was recently added, along with two new cooling towers and new chillers are also planned. In addition to natural gas fired boilers, the utility plant has backup oil storage capacity and emergency electrical generators to sustain critical manufacturing operations in the event of power outages.

The campus has a large industrial water and wastewater treatment plant with capability to treat over 1 million gallons per day and suitable for high water demand operations such as semiconductors and microelectronics manufacturing with capability to treat both metals and organics in several large clarifiers, biological reactors and final effluent polishing systems using activated carbon.

The campus is also served by two very large NYSEG electrical substations, one at the west end (Robble Avenue) and a second at the east end (Clark St). Phoenix also plans upgrades to facility management Programmable Logic Control (PLC) systems and conversion of old fluorescent lighting to newer LED lighting for improved energy efficiency.



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Old Building Group Demolition, Shovel Ready Site

Demolition of the Old Building Group (OBG), approximately 500,000 square feet located east of McKinley Ave and south of the railroad began in late 2024 and is nearing completion. The buildings had been unused and vacant for over 10 years. Existing subsurface tunnels will remain in place to provide centralized utilities to the buildings south of North Street. Once demo is complete this area will be available as a shovel ready site and is bordered to the west by additional space formerly home to the Endicott Forging plant.

Facility Master Plan

Recently Empire State Development and the Broome County Industrial Development Agency (The Agency) announced plans to fund development of a Huron Campus Site Master Plan and issued a Request for Proposals (RFP) to engineering firms on September 5th requesting proposals for the development of a Comprehensive Site Master Plan and Redevelopment Strategy to modernize facilities and infrastructure, improve site efficiency and functionality, attract and retain tenants in advanced manufacturing, technology and other growth industries, and help to revitalize the regional economy.

Photos

Figure 1 Huron Campus Aerial View

Figure 2 Huron Campus Buildings

Figure 3 Central Utility Plant

Figure 4 Industrial Water & Wastewater Treatment Plant

Figure 5 Old Building Group historical view in center of photo

Figure 6 Old Building Group- Before and After Demolition

Figure 7 Old Building Group Demolition Close-up Views

Figure 8 Old Building Group Demo - North and South Views

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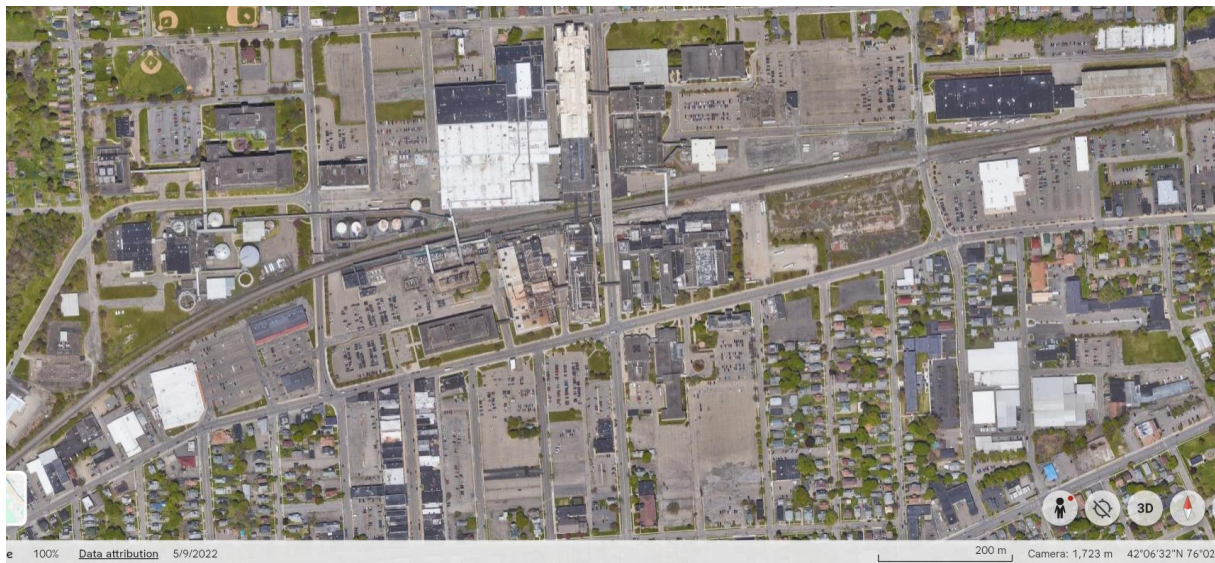


Figure 1 Huron Campus Aerial View



Figure 2 Huron Campus Buildings



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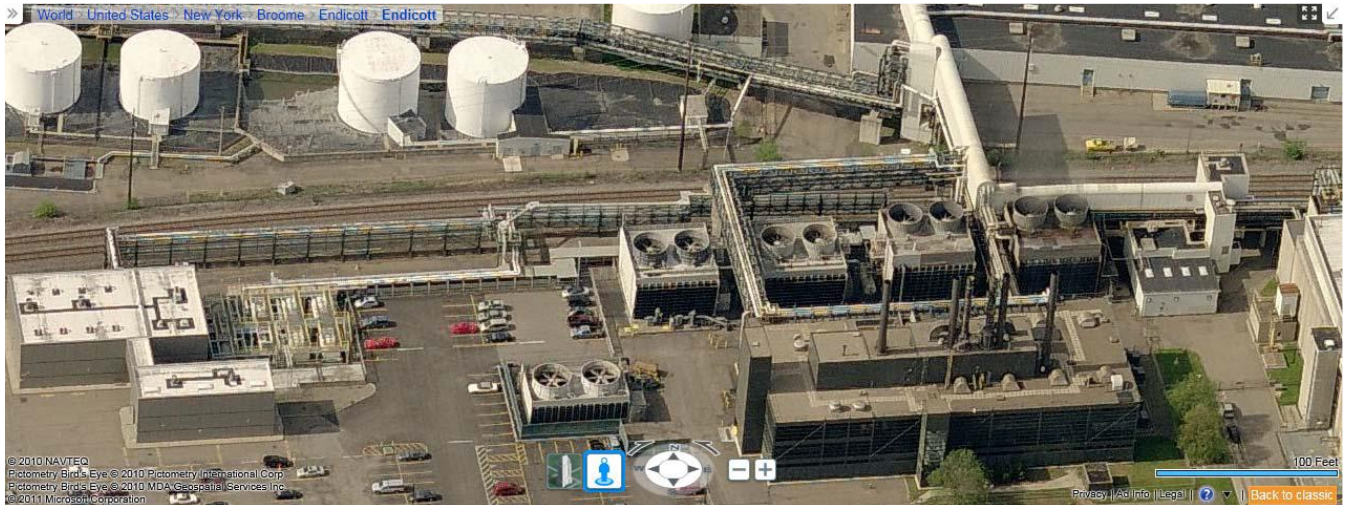


Figure 3 Central Utility Plant



Figure 4 Industrial Water & Wastewater Treatment Plant



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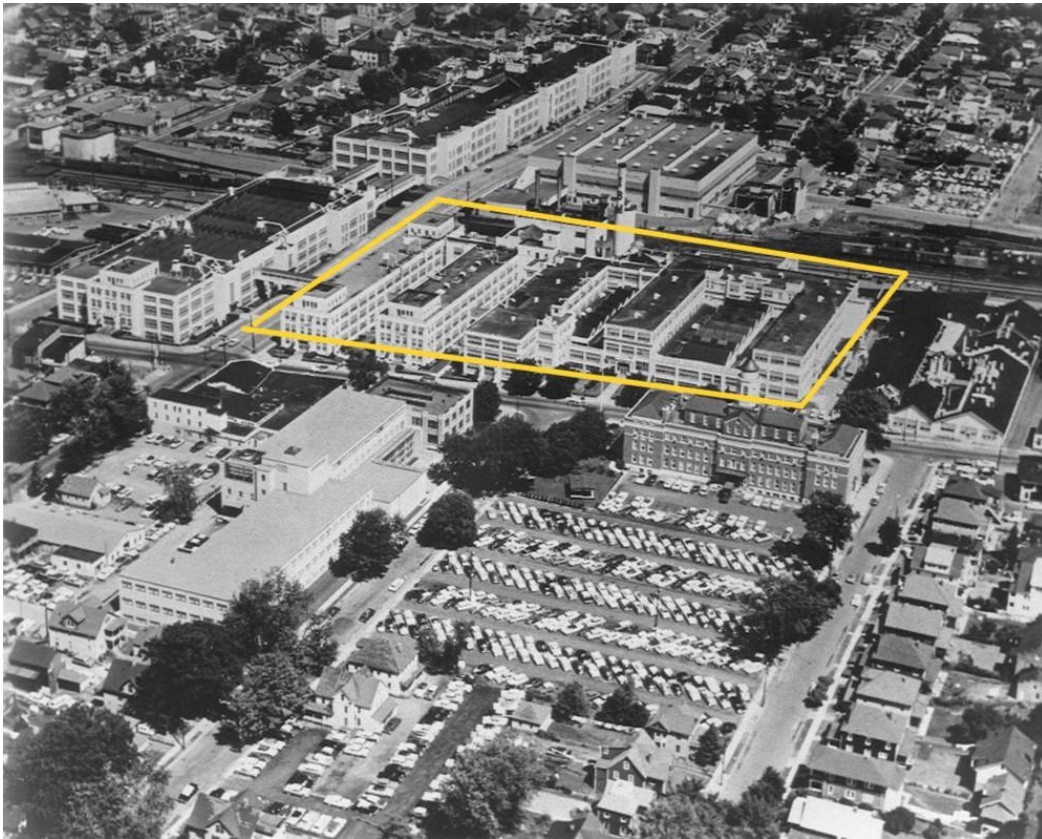


Figure 5 Old Building Group historical view in center of photo



Before



After

Figure 6 Old Building Group- Before and After Demolition



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Northwest Corner



Eastern Half of the Property



Southwest Corner



Middle of the Property

Figure 7 Old Building Group Demolition Close-up Views



Looking North



Looking South

Figure 8 Old Building Group Demo - North and South Views