

# FOR SALE: 2754 West Park Drive



2754 West Park Drive, Bloomfield, NY 14469





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- Year Built – Main plant in 1986, warehouse built in 1996.
- Zoning: GI-General Industrial
- Sale Price: \$5,750,000
- Roof: Main plant done in 2017
- Size: 100,000 Total Square Feet
  - 65,000 SF Production Space
  - 20,000 SF Warehouse Space
  - 15,000 SF Office Space
- Land Size: 24 Acres (Includes 12 acre vacant building lot)
- HVAC: Office area and production area fully heated and air conditioned.
- Loading Docks: 4
- Grade Doors: 1
- Sprinklers: Fully Sprinklered, heads replaced in 2017
- Electrical Service: 3,200 amps @ 480V, 2-transformers (redundant system)
- Water/Sewer: Town water with sanitary and storm drainage
- Gas Service: 2' Supply Line w/ 5,000 BTU
- Water Service: 2,040-gpm @ 58-psi

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