



OFFERING MEMORANDUM

70,875 SF INDUSTRIAL WAREHOUSE

FOR LEASE

10 FORBES STREET
DANSVILLE, NY

EXCLUSIVELY LISTED BY

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**COLDWELL BANKER
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CUSTOM
REALTY

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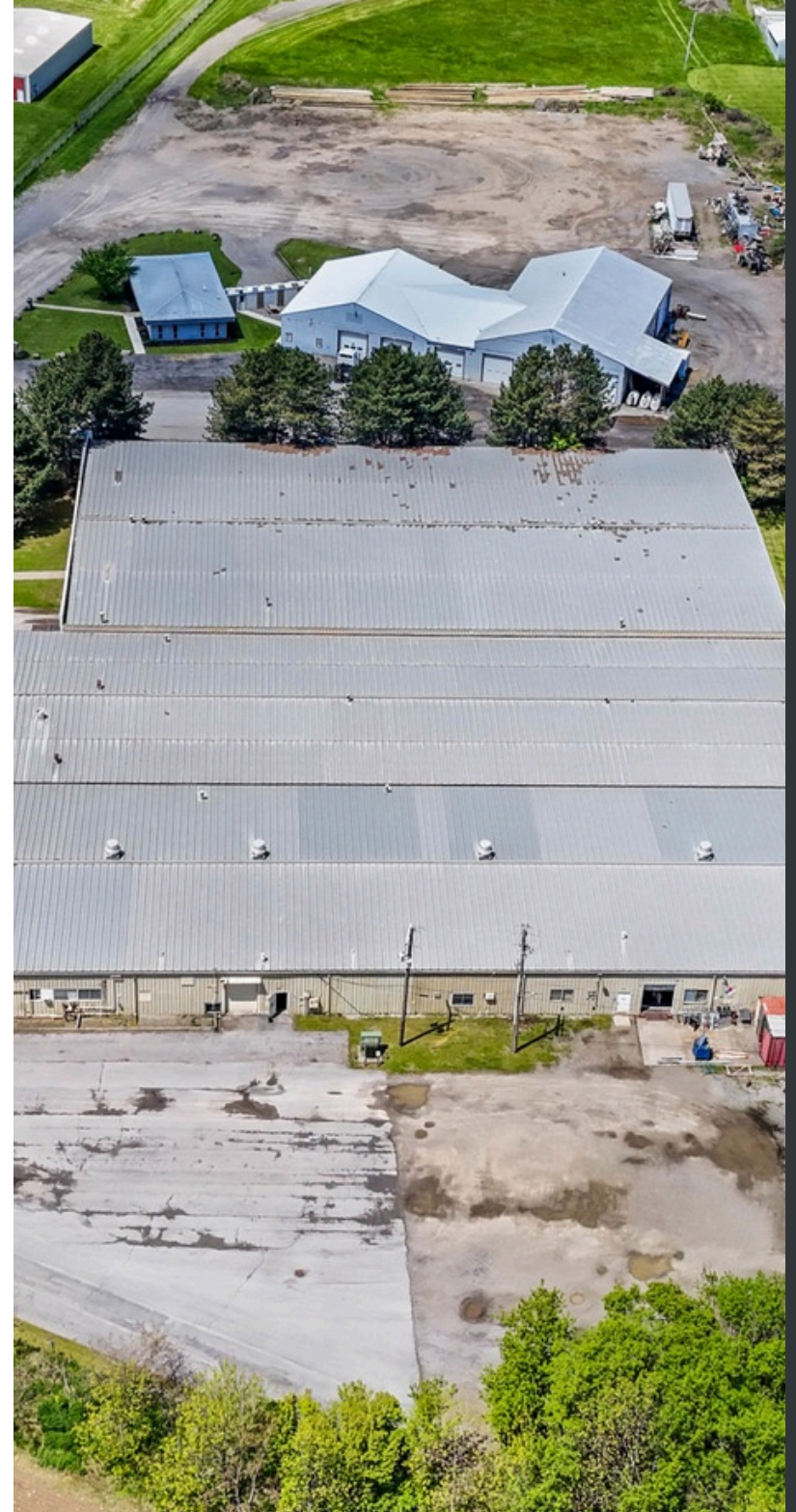




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LEASING OVERVIEW

THE OFFERING

PROPERTY SUMMARY



THE OFFERING

Coldwell Banker Commercial Custom Realty is pleased to present the exclusive leasing opportunity at 10 Forbes Street, Dansville, New York. This 70,875 square foot property sits on 4.17 acres and offers a rare chance to occupy a well-positioned commercial space in the heart of Livingston County. Available at \$5.50/SF + NNN, this property is ideally suited for a variety of commercial uses. Prospective tenants are encouraged to contact our office for additional information regarding lease terms, available suite configurations, and occupancy timelines.

PROPERTY ADDRESS	10 FORBES ST, DANSVILLE, NY
SQUARE FEET	70,875
LOT SIZE	4.17 ACRES
PARCEL NUMBER	243801-189-018-0002-030-000-0000
ASKING PRICE	\$5.50/SF + NNN





PROPERTY SUMMARY

Rare opportunity to lease a 70,875 SF heavy-industrial facility in Dansville, NY, less than half a mile from I-390 with immediate access to the Southern Tier and Finger Lakes regional distribution network. The building features 1,200-amp 3-phase power, Reznor unit heaters, a full wet-pipe sprinkler system, floor drains, and a 4-inch sewer line. Two active dock-high loading doors with levelers, a third dock position, two grade-level drive-in doors, and 14-foot maximum clear height serve the production floor. Office space, break room, and restrooms are included. Ideal for manufacturing, warehousing, distribution, printing, plastics, fabrication, or fulfillment operations. Available in its entirety; multi-tenant configurations considered.

SPECIFICATIONS

Power: 1,200A 3-Phase

Clear Height: 14 ft max

Column Spacing: 24 ft on center

Loading Docks: 3 (2 active)

Drive-In Doors: 2 grade-level

Fire Suppression: Wet-pipe sprinkler

Heating: Reznor unit heaters

Annual Taxes: ~\$36,562

Highway Access: <½ mi to I-390 Exit 5

Availability: Immediate — full building

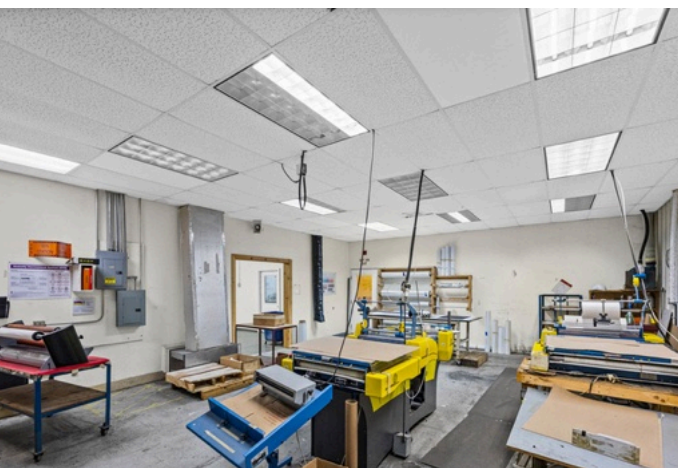
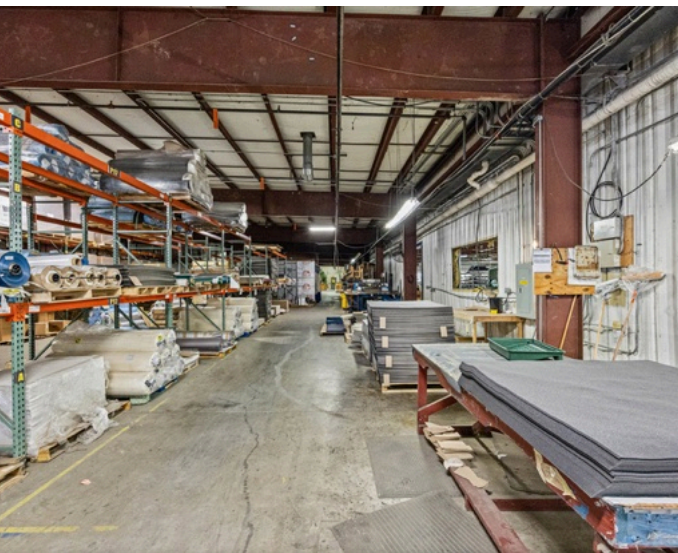
Occupancy: Single tenant preferred, multi-tenant considered

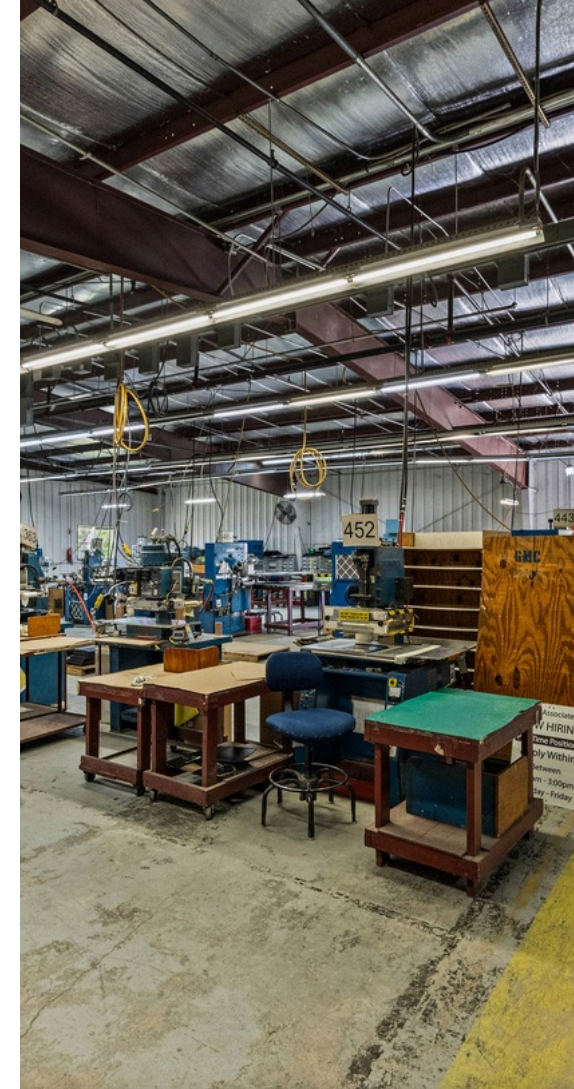


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PROPERTY PHOTOS





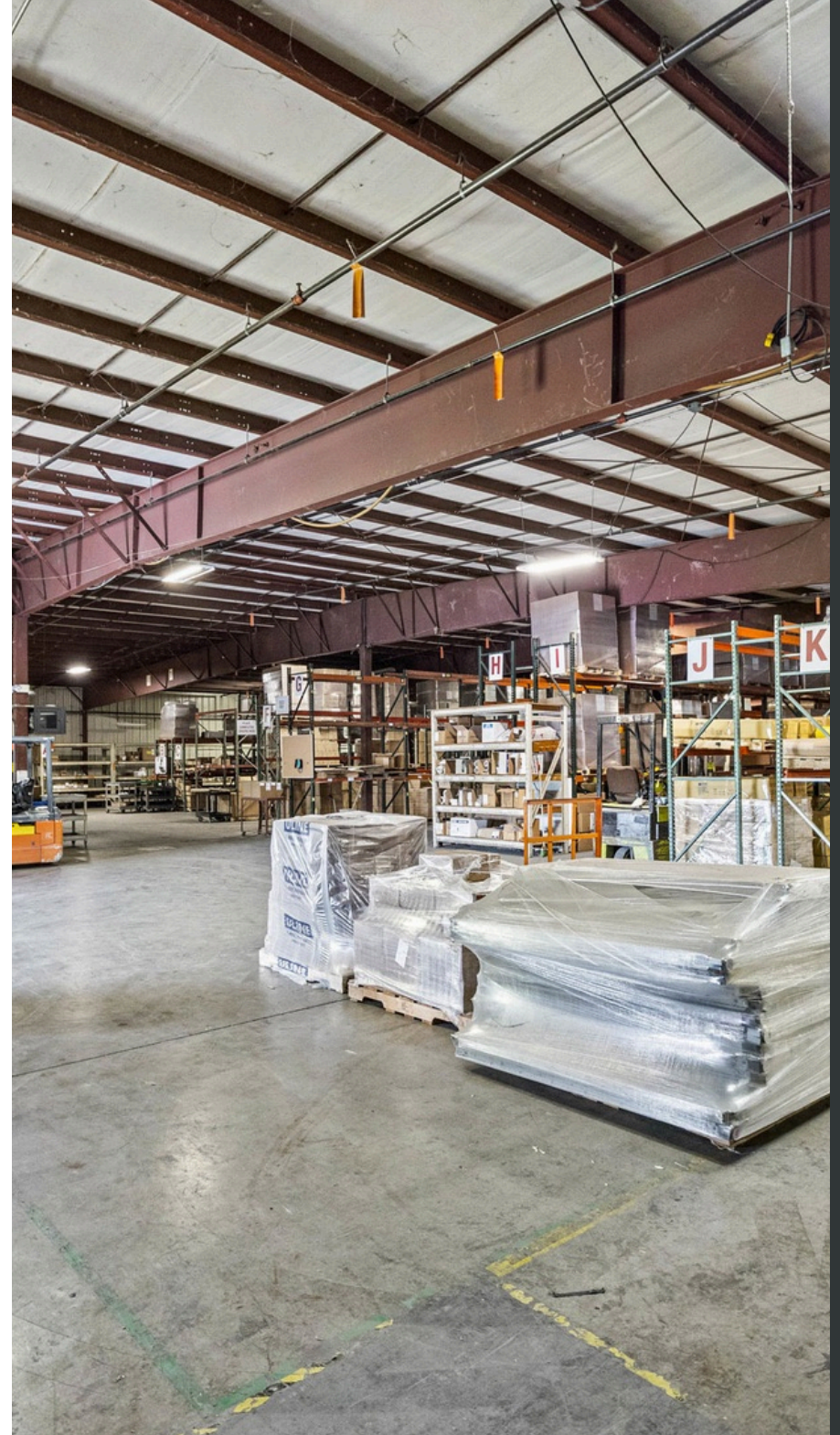


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AREA OVERVIEW

AREA OVERVIEW

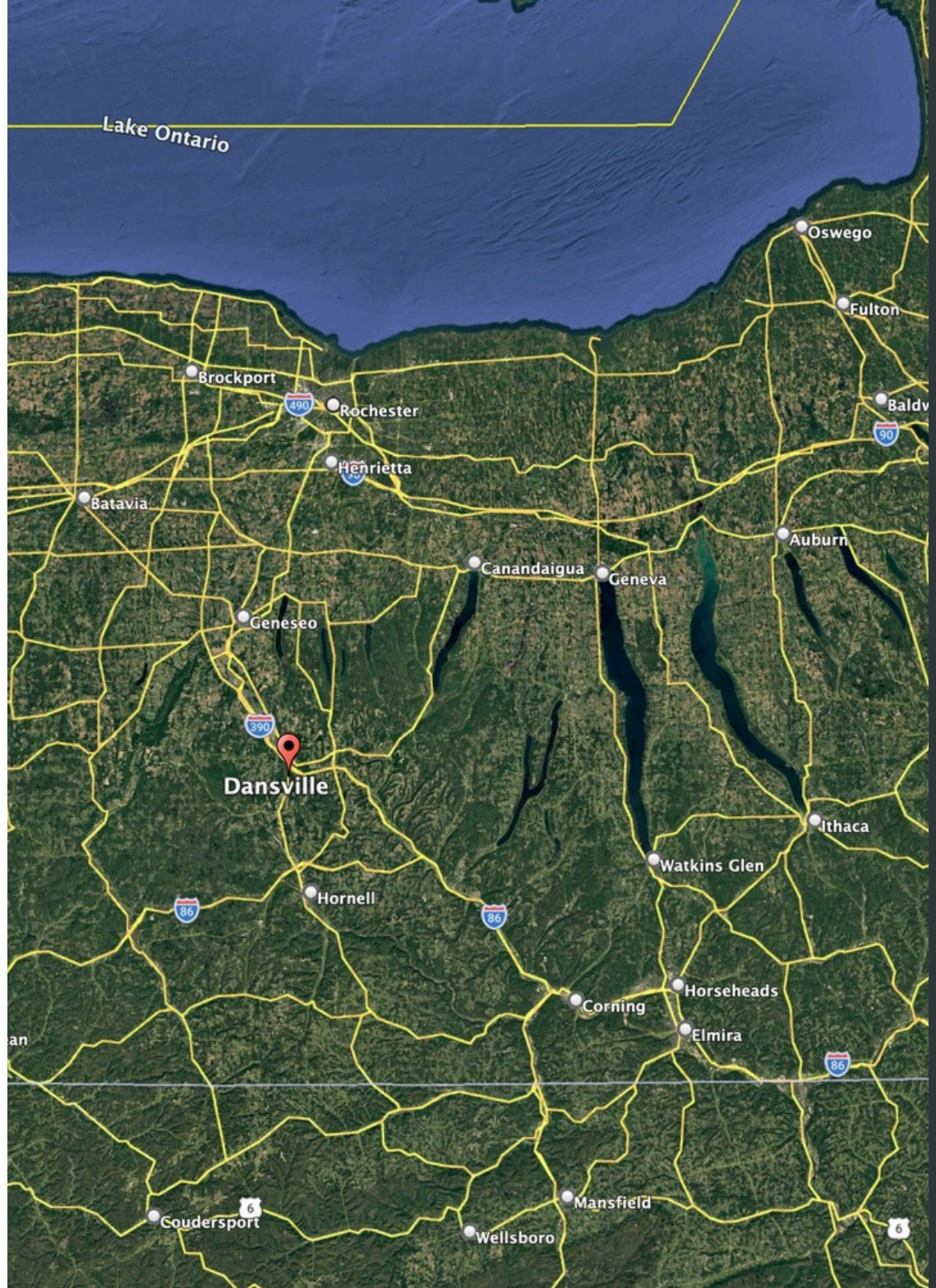
NEARBY AMENITIES



AREA OVERVIEW

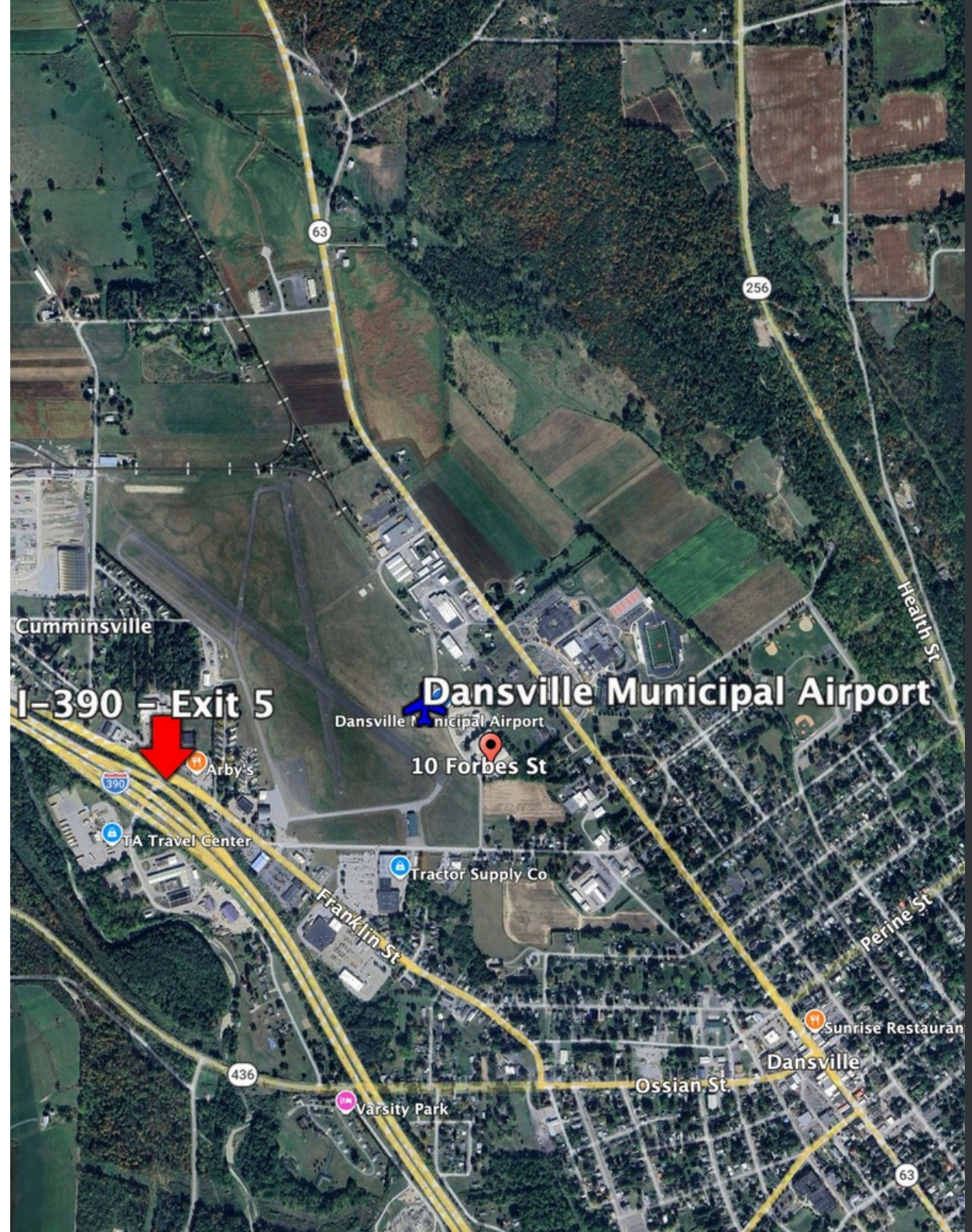
DANSVILLE, NY

Dansville, NY offers a strategic location at the midpoint of the I-390 corridor, approximately 52 miles from Rochester and 49 miles from Corning, with Buffalo accessible in under 1.5 hours via I-390 north. The property sits less than half a mile from the interstate interchange, providing immediate highway access with no traffic congestion between the building and the on-ramp. The area is serviced by all major freight lines and features an adjacent dual-runway airport, while Livingston County Economic Development actively pursues state and local incentives — including tax exemptions, revolving loan funds, and tax-exempt bonds — on behalf of businesses relocating or expanding in the county. The Livingston County IDA is an available resource for qualifying tenants seeking PILOT agreements or financial assistance. The regional workforce carries strong skills in welding and fabrication, electrical, mechanical, and industrial trades, drawing from Livingston, Steuben, and Monroe counties. Large-block industrial space of this caliber is exceptionally scarce locally — total industrial space available for lease across all of Livingston County currently amounts to roughly 20,000 SF — making this 70,875 SF facility with 1,200A 3-phase power a rare, unmatched opportunity in the market.



NEARBY AMENITIES

- 1 I-390 (.25 miles)
- 2 Dansville Airport (500 feet)
- 3 TA Travel Center (.25 miles)
- 4 Tractor Supply (.1 mile)
- 5 McDonalds (.1 miles)
- 6 Taco Bell (.1 mile)
- 7 Tops (.1 mile)
- 8 Noyes Memorial Hospital (1.7 miles)



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AERIALS



AERIAL





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