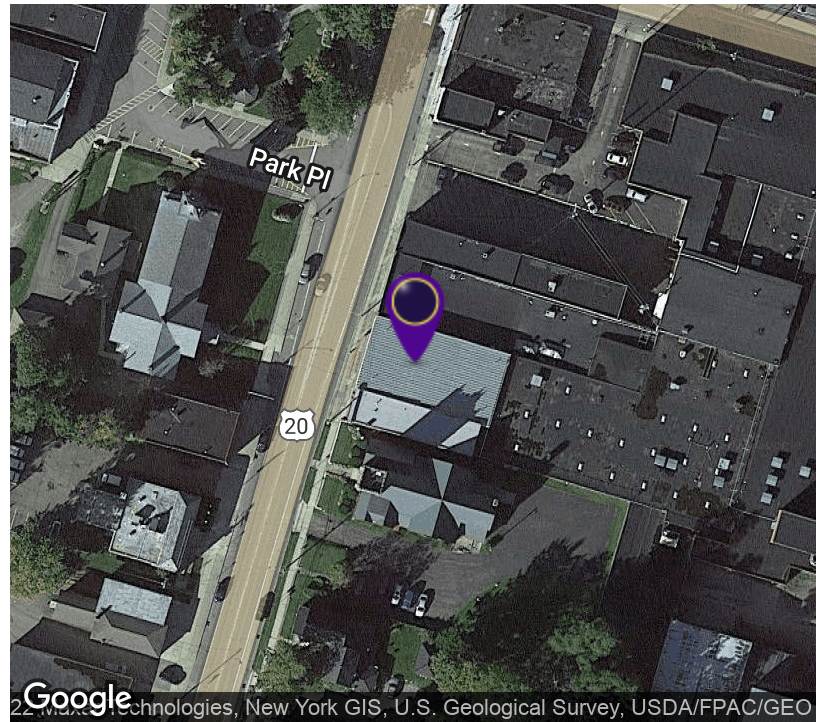
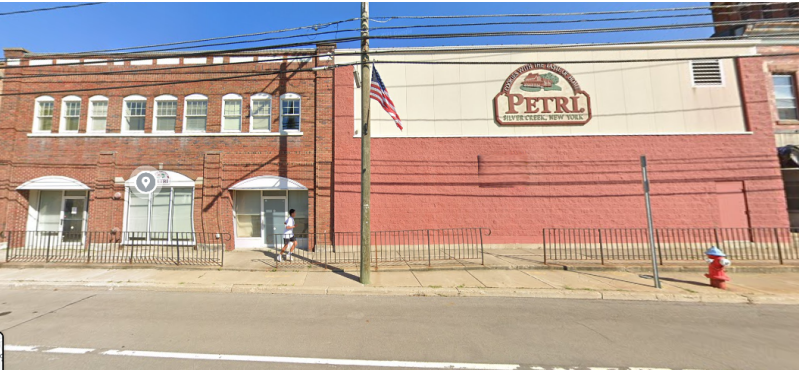


126,420 +/- SF Food Grade Warehouse

18 Main Street, Silver Creek, NY 14136



OFFERING SUMMARY

Available SF:	126,420 SF
Lease Rate:	\$6.50 SF/yr (NNN)
Lot Size:	10.9 Acres
Year Built:	1968
Building Size:	126,420 SF
Zoning:	710

PROPERTY OVERVIEW

Former Petri Cookie manufacturing warehouse for lease. Building includes 3 food grade silos and walk in freezer. The building is 126,420 +/- SF with office space on 1st and 2nd floors. 5 Dock Doors and 2 Drive In Doors. Poured concrete foundation. Block and Steel frame construction. Gas radiant heat 1200 amps service (2 600 amp) wet sprinkler system, 1000lb freight elevators. The building sits on 10.9 +/- acres with an additional 6 +/- acres adjacent to main property. Freezer rental is priced separately call for details on pricing.

LOCATION OVERVIEW

Located on Main St and Central Ave

PROPERTY HIGHLIGHTS

- 10.9 +/- Acre
- 3 Food Silos, 2 Flour and 1 Sugar
- 5 Dock Doors
- 2 Drive In Doors
- 12-30' Ceilings
- Walk In Freezers 60' X 74.5' each
- Two (2) 5,000 +/- SF Freezers with 25' High



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18 Main Street, Silver Creek, NY 14136



ADDITIONAL PHOTOS

126,420 +/- SF Food Grade Warehouse
18 Main Street, Silver Creek, NY 14136



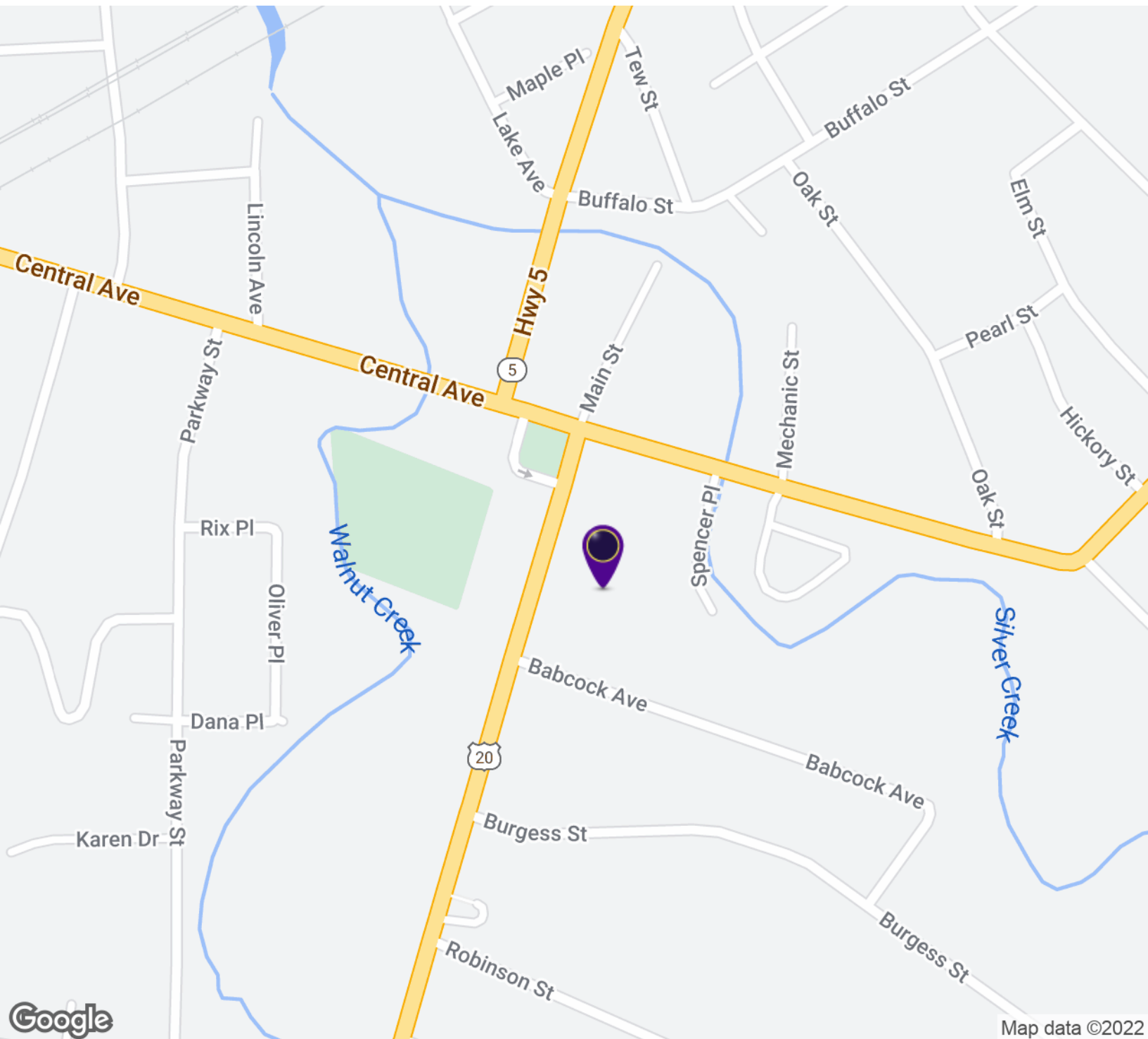
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LOCATION MAP

126,420 +/- SF Food Grade Warehouse

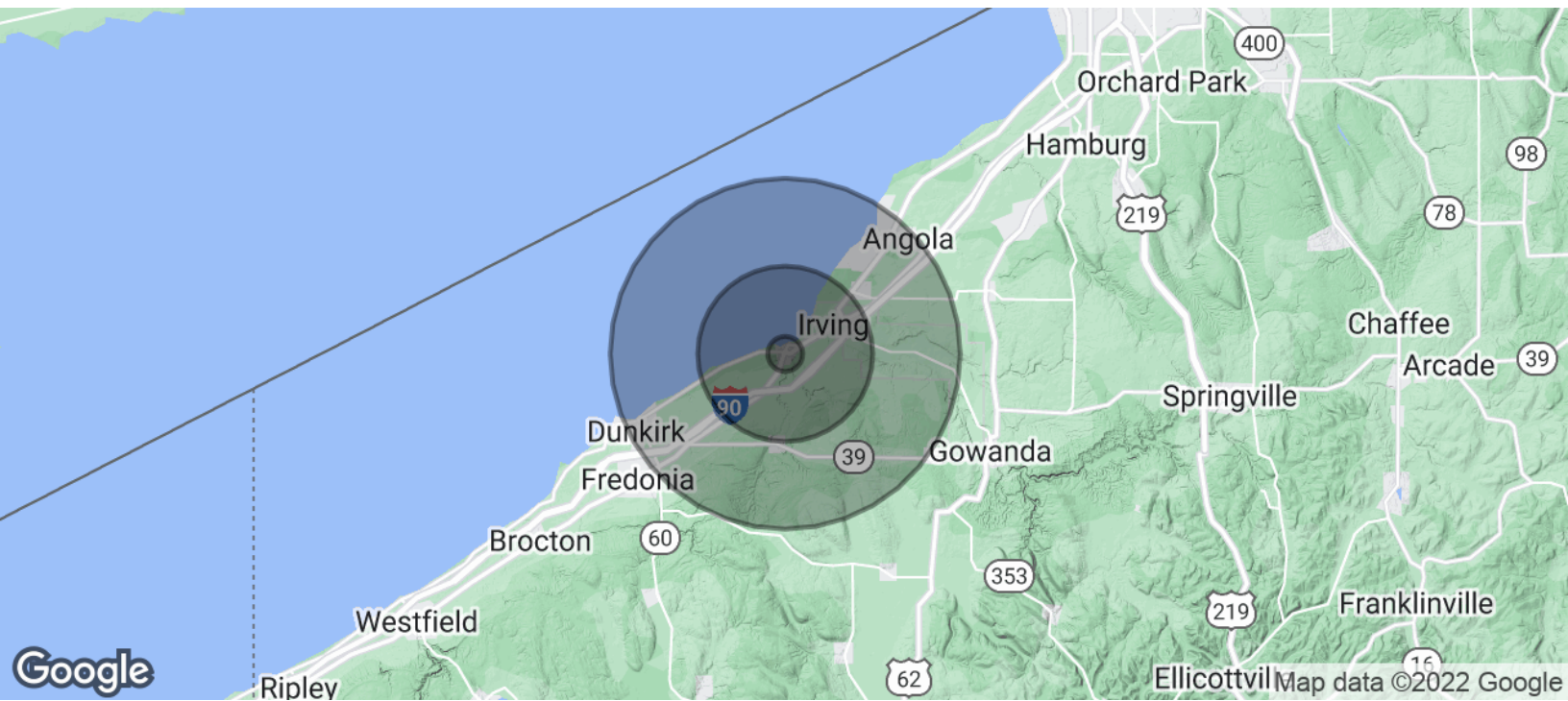
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,082	7,517	20,754
Average Age	44.6	44.6	43.8
Average Age (Male)	45.1	44.8	43.1
Average Age (Female)	44.1	44.2	43.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	416	2,944	8,261
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$56,226	\$56,279	\$57,861
Average House Value	\$97,849	\$104,988	\$117,702

* Demographic data derived from 2010 US Census