

44951 County Road 191

Wellesley Island, NY 13640

19+ Acres Mixed-Use Business Park



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Property Highlights

- + Located on the east side of Rt. 81, between Exits 182 and 186, 1.8 miles from the US mainland, 2.9 miles from the Canadian border and 95 miles north of Syracuse
- + Superior warehouse/distribution location and transportation routes
- + On-site storage buildings and business office
- + 19-acre facility with over 17-acres of solid surface/pavement area
- + Secured parking and storage yards available; security lighting on building
- + On-site well and septic, system capacity for over 250 employees
- + Propane and fuel oil with 3-phase power
- + Municipal approval for two additional 15,000 SF buildings/warehouses
- + Zoned: 05-COMME
- + Asking Price: \$6,500,000

Proposed direct access off Route 81 for infrastructure improvements, go to www.anchordevelopment.com



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Building Highlights

Building A

- + 23,460 SF of Warehouse Space
- + 17,000 SF of Warehouse/Service Bays
- + ±4,000 SF of Office/Shop Space (2-story)
- + Nine (9) Grade Doors, 17 ft. x 15 ft.
- + One (1) High-load Dock Door, 8 ft. x 9 ft. with an elevation of 4 ft.
- + Bay Area 20 ft. x 60 ft. / Clear Height 22 ft.

Buildings B & C

- + Two Self-Storage Units
- + 3,000 SF each (30 ft. x 100 ft.)

Building D

- + 4,000 SF of Warehouse Space
- + Six (6) Grade Doors

Building E

- + Additional Warehouse Space
- + One (1) Grade Door



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Area Demographics	10 mi.	20 mi	50 mi.
Total Population	8,472	26,944	187,651
Household Income	\$112,467	\$97,597	\$87,679



Demographics and Traffic Counts

Traffic Count	Annual Average Daily Traffic (AADT)
Route 81 (Near Canadian Border, Exit 186)	5,115
Route 81 (Near Exit 182)	4,308



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Property Tax Map

Property Overview	
County	Jefferson County, Town of Orleans
Acres	19.13
Parcel/Tax ID	6.00-1-29.1
Zoning	05 - COMME
Asking Price	\$6,500,000
Property Taxes:	County: \$5,954.64 / School: \$6,019.77



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Industrial | For Sale



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Industrial | For Sale



Contact Us

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