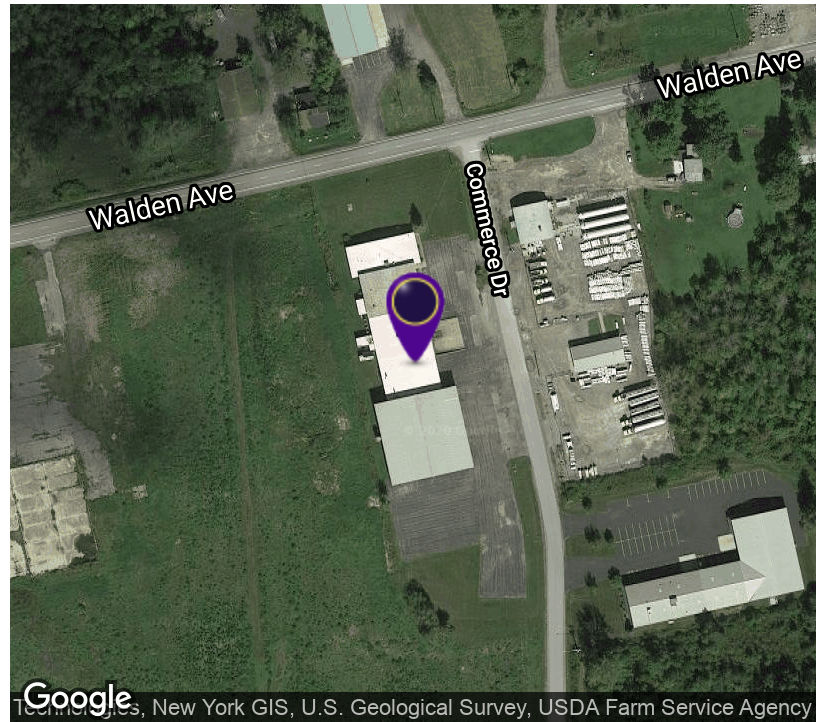


11075 Walden Avenue

Alden, NY 14004



OFFERING SUMMARY

Sale Price:	\$995,000
Available SF:	20,000 - 33,440 SF
Lease Rate:	\$3.50 SF/yr (NNN)
Lot Size:	3.0 Acres
Year Built:	1964
Building Size:	33,440 SF
Renovated:	2000
Zoning:	M1 Industrial
Price / SF:	\$29.75

PROPERTY OVERVIEW

29,040 Square Feet of clean production space with 4,400 square feet of office. Situated on 3 acres of land. Phase Heavy Power Service.

Original building built in 1964 is approximately 15,000 SF., and has 14' ceiling height. An additional 14,000 sq. ft. was built in 2000 with a 22' ceiling height. Six grade level doors and four truck docks. Lot Size 200' x 655'. Available late spring. Power is 750 AMP/480 volt. Paved parking for 100 cars +/-.

PROPERTY HIGHLIGHTS

- Six grade level doors and four truck docks.
- Heavy Power Service
- 4,400 Square Foot Office Space
- 29,040 Clean Production Space
- 14'-22' Ceiling Ample
- Paved Parking
- Zoned M-1



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(O) 716.631.5555 // (F) 716.632.6666
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ADDITIONAL PHOTOS

11075 Walden Avenue

Alden, NY 14004



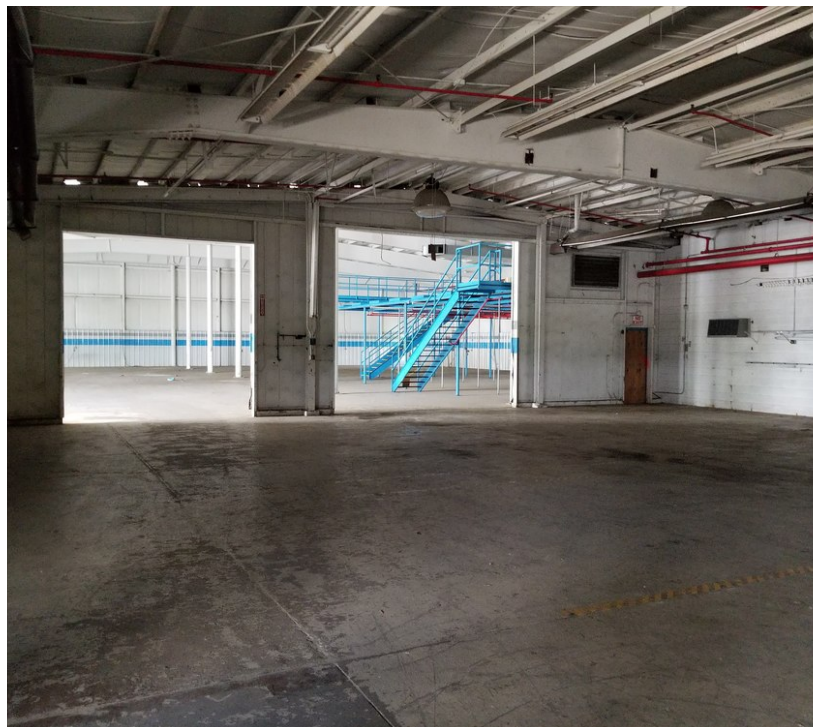
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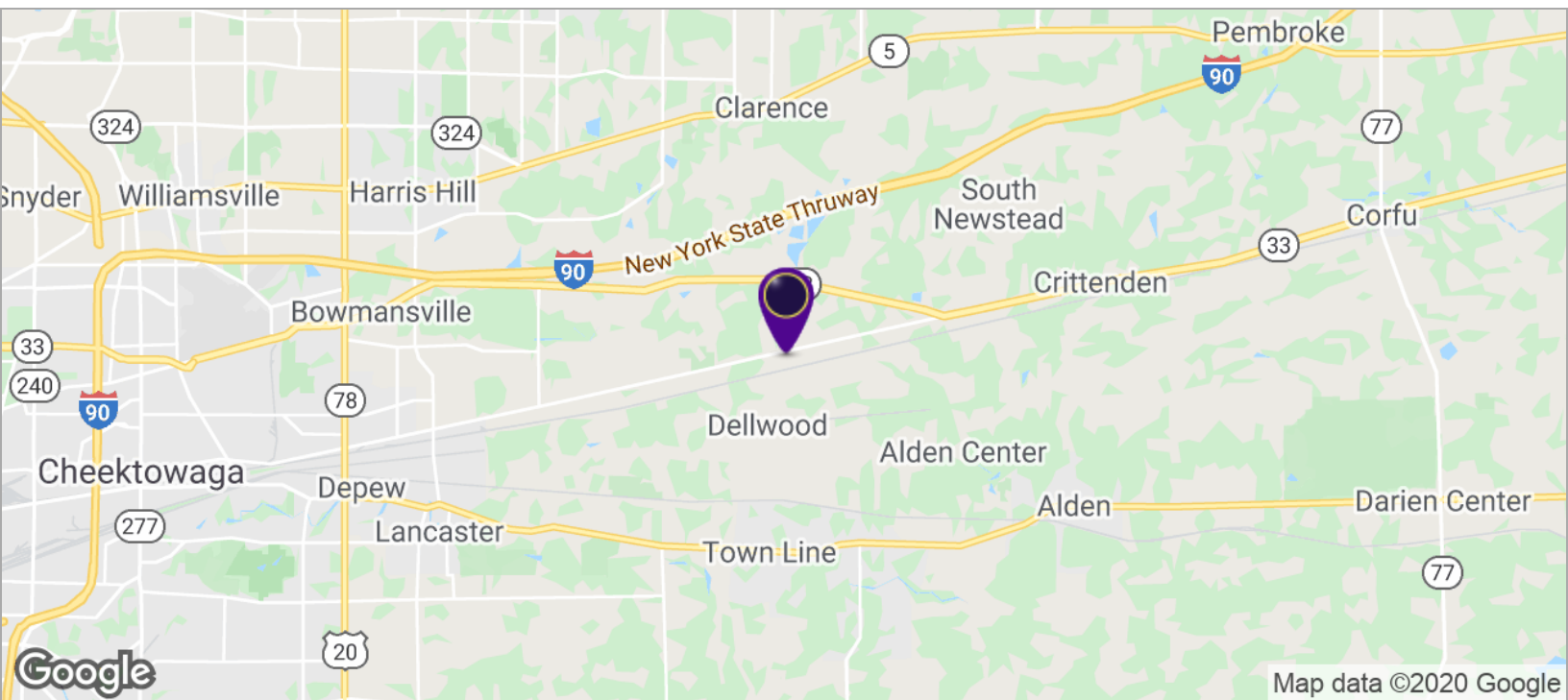
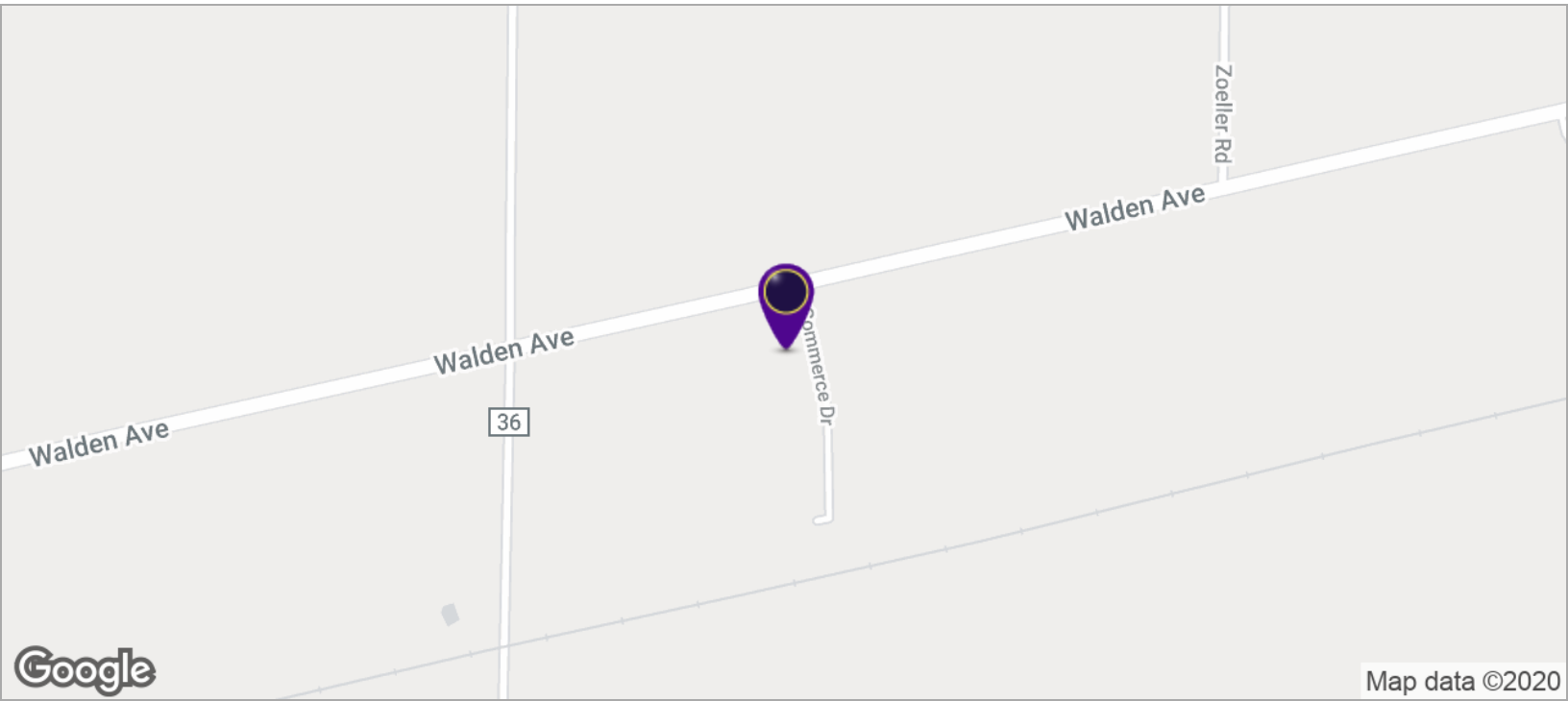
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NY & PA Licensed Broker

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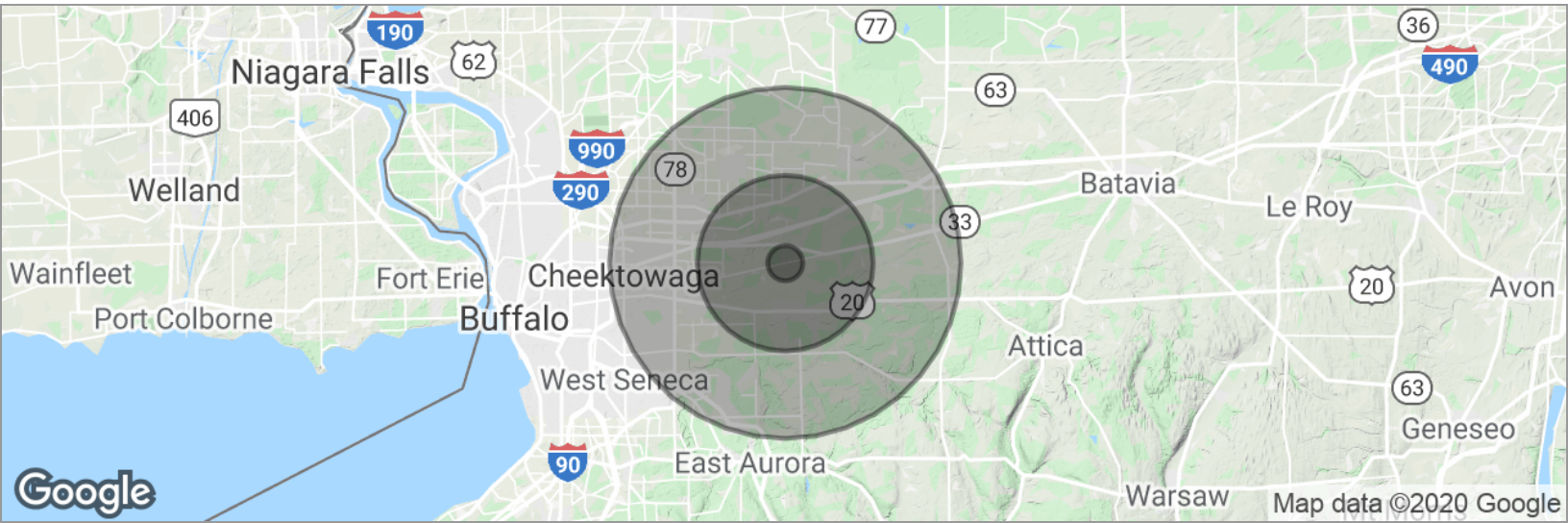


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	958	27,554	157,546
Median age	46.5	44.2	42.4
Median age (Male)	43.3	42.1	40.7
Median age (Female)	50.9	46.8	44.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	274	9,609	60,157
# of persons per HH	3.5	2.9	2.6
Average HH income	\$76,139	\$82,291	\$77,608
Average house value	\$162,867	\$214,028	\$177,933

** Demographic data derived from 2010 US Census*



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