

# 190,300+/- SF Industrial Space

4520 County Road 6 Spur, Cuba, NY 14727



## OFFERING SUMMARY

Available SF:	190,300 SF
Lease Rate:	\$3.50 SF/yr (MG)
Lot Size:	240.0 Acres
Year Built:	2003
Building Size:	190,300 SF
Zoning:	Industrial

## PROPERTY OVERVIEW

The former Empire Cheese Factory in Cuba presents a substantial industrial opportunity on a parcel of more than 200 acres with approximately 190,000 square feet of existing usable industrial space. The buildings are flexible and can accommodate a variety of configurations, including one 50,000 square foot section and two 20,000 square foot sections, with the balance forming contiguous warehouse and industrial areas for a total of roughly 90,000 square feet of high quality leasable or owner occupied space. Previously operated as a food manufacturing facility under strict FDA compliance, the interior remains clean, well maintained, and structurally preserved, making it suitable for continued food processing, packaging, or related operations. With minimal modification it can also support warehouse, logistics, distribution, manufacturing, or other industrial uses. The property includes significant on site infrastructure, large acreage for expansion, and the ability to support a single large user or a multi tenant industrial park, making it well suited for redevelopment as a regional logistics hub, manufacturing campus, or food processing operation.

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### LOCATION DESCRIPTION

This property is located in Cuba, New York, a historic and vibrant community in Allegany County in the western Southern Tier of New York, positioned just off Interstate 86 (Southern Tier Expressway) at Exit 28 with easy access to NY State Routes 305 and 446, providing strong regional and interstate connectivity. Cuba is known for its deep roots in dairy and cheese production and serves as a local hub for agriculture, industry, and transportation, with nearby points of interest including Cuba Lake recreational area, historic downtown districts, the Cuba Cheese Shoppe, and cultural attractions that draw visitors and support the local economy.

### PROPERTY HIGHLIGHTS

- Former Empire/Great Lakes Cheese Factory
- Multiple Spaces Available
- Ideal for any Warehouse/Industrial/Manufacturing needs
- Available Immediately

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	12	30	165
Total Population	28	70	386
Average HH Income	\$98,934	\$96,622	\$99,976



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ADDITIONAL PHOTOS

# 190,300+/- SF Industrial Space

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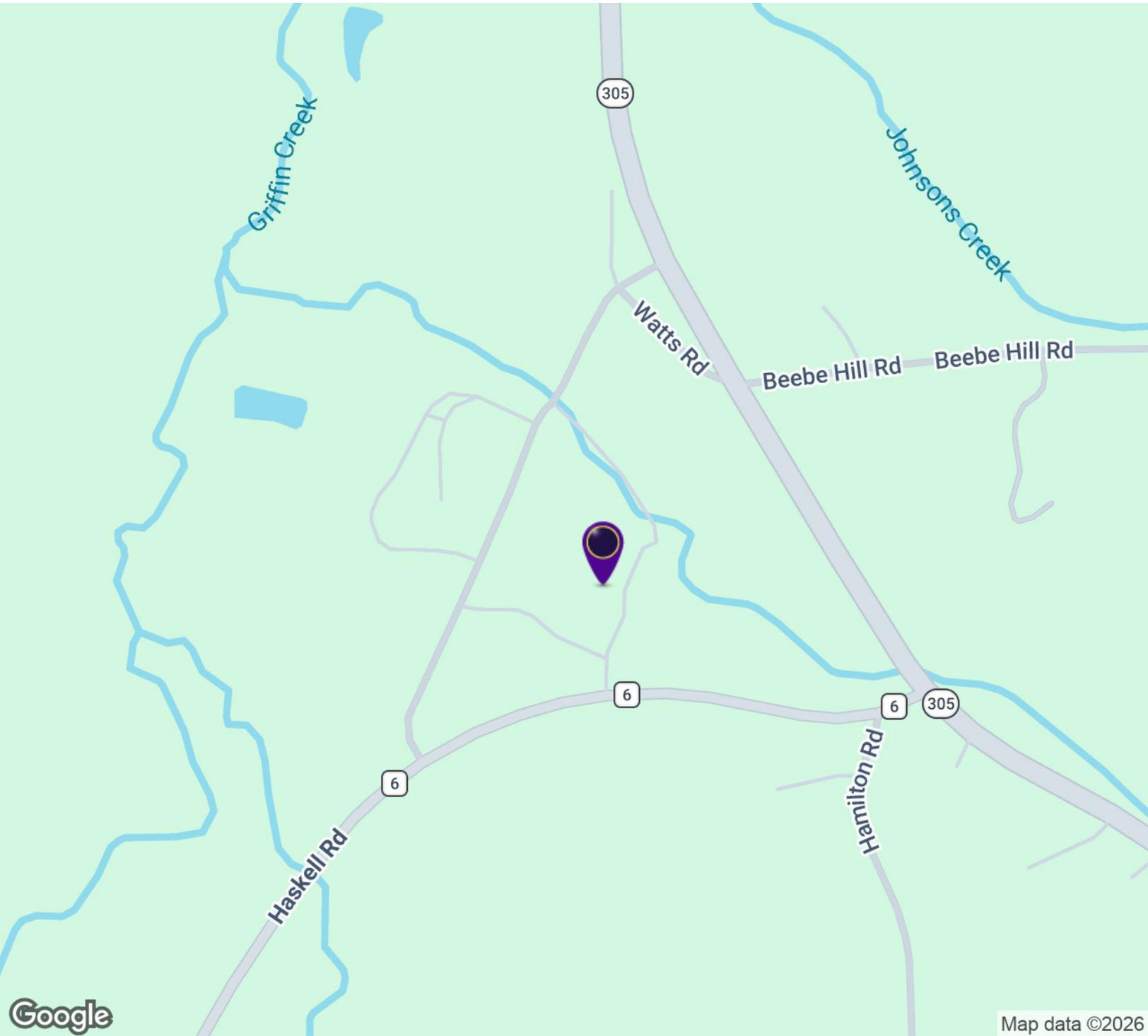


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LOCATION MAP

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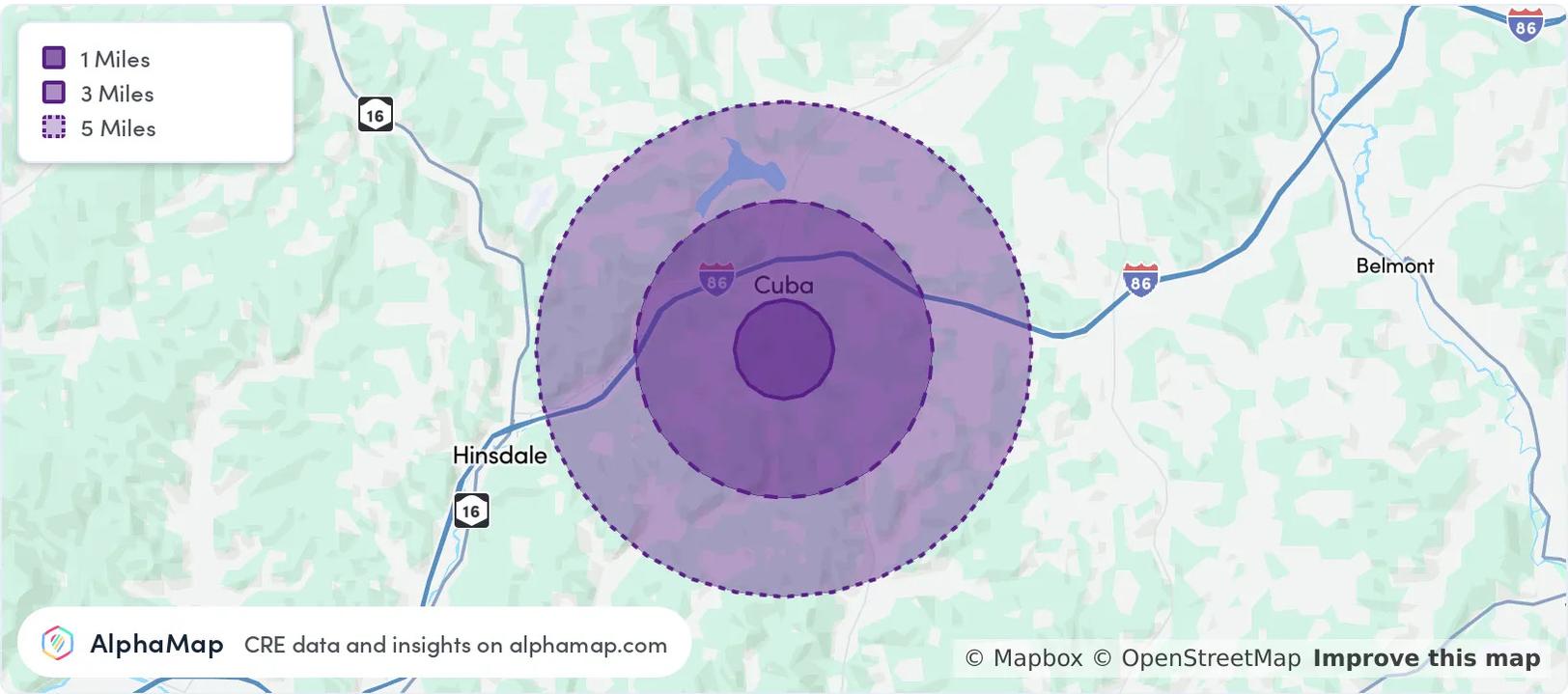


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AlphaMap CRE data and insights on [alphamap.com](http://alphamap.com)

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	386	2,633	4,425
Average Age	46	43	44
Average Age (Male)	44	42	43
Average Age (Female)	47	45	45
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	165	1,121	1,878
Persons per HH	2.3	2.3	2.4
Average HH Income	\$99,976	\$91,395	\$85,601
Average House Value	\$164,014	\$148,163	\$151,445
Per Capita Income	\$43,467	\$39,736	\$35,667

Map and demographics data derived from AlphaMap



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