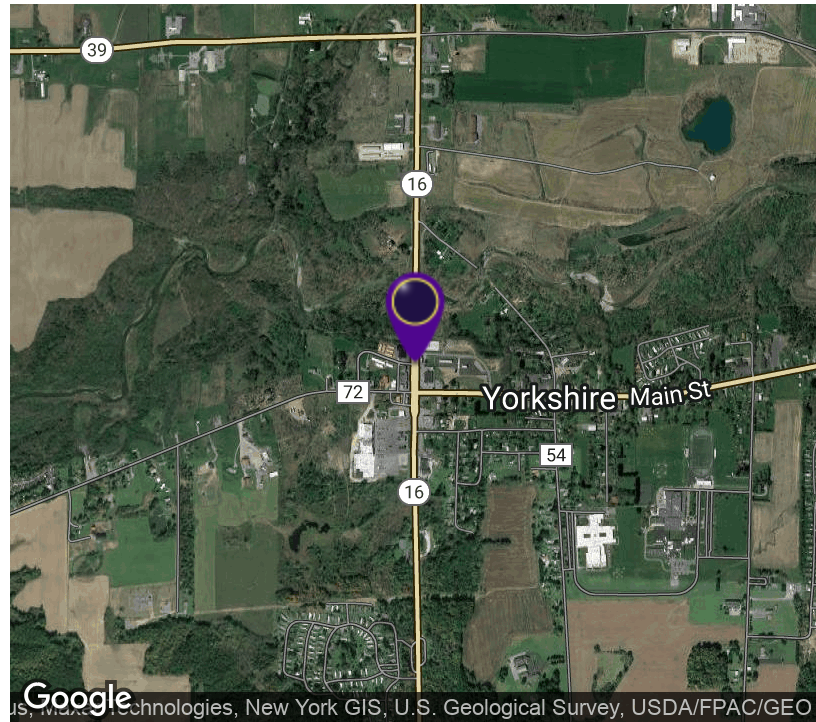


24,000+/- SF Flex Building & 12,500+/- SF Building
13700 Olean Road , Sardinia, NY 14134



OFFERING SUMMARY

Available SF:	12,500 - 100,000 SF
Lease Rate:	Call for More Details
Lot Size:	95.0 Acres
Year Built:	2017 & 2022
Building Size:	25,000 SF
Zoning:	BL - Commercial Business & Light Manufacturing

PROPERTY OVERVIEW

A high quality 25,000 +/- SF, flex building on 5.02 acres, which can be expanded up to 100,000+/- SF. Adjacent to 95+/- acres development site. Zoned BL: commercial business & light manufacturing. 8" concrete radiant heated floors. 60' clear span. 16' ceiling height with insulated finished metal grid. New 12,500+/- SF Building has 16' ceiling height, drive-in door and one dock. Newly paved parking lot. Low Arcade electric rates, 400 AMP. 3-phase electrical service. Well water capacity of 1.3 million gallons a day.

LOCATION OVERVIEW

Located at 13700 TriCounty Road in Chaffee, NY 14030 is off of Route 16, on Olean Road. Minutes north of Yorkshire & Arcade.

PROPERTY HIGHLIGHTS

- Excellent Location
- Built in 2017 & 2022
- 25,000 +/- SF Flex Building with 12,500 +/- SF Currently Available
- 95+/- Acres
- Zoned BL: commercial business & light manufacturing.

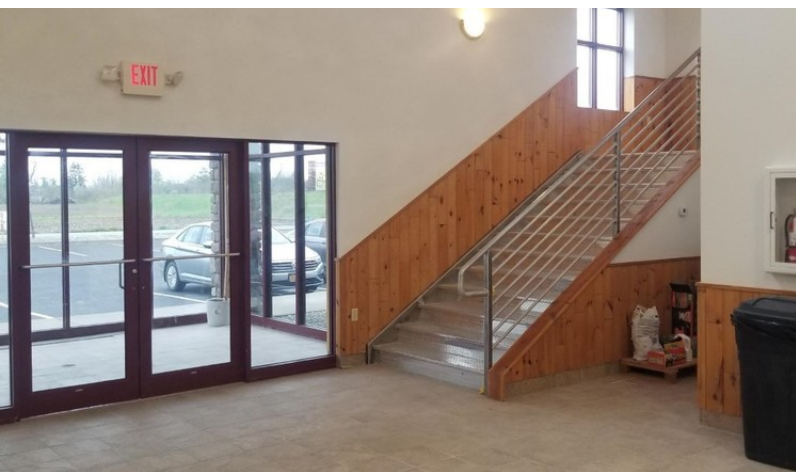


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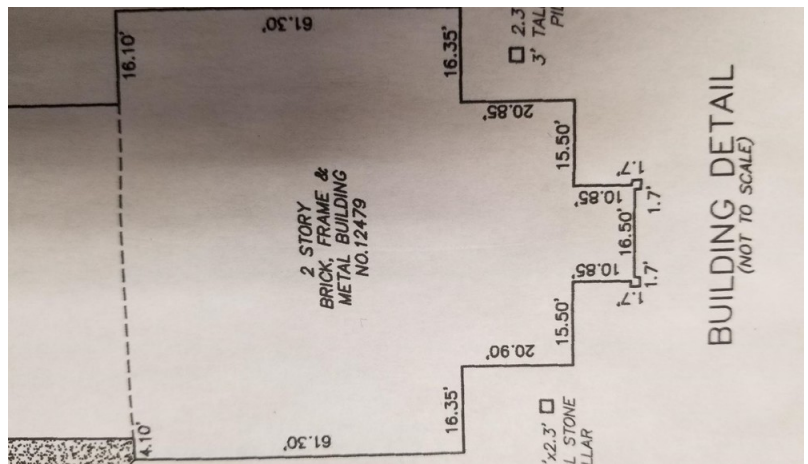
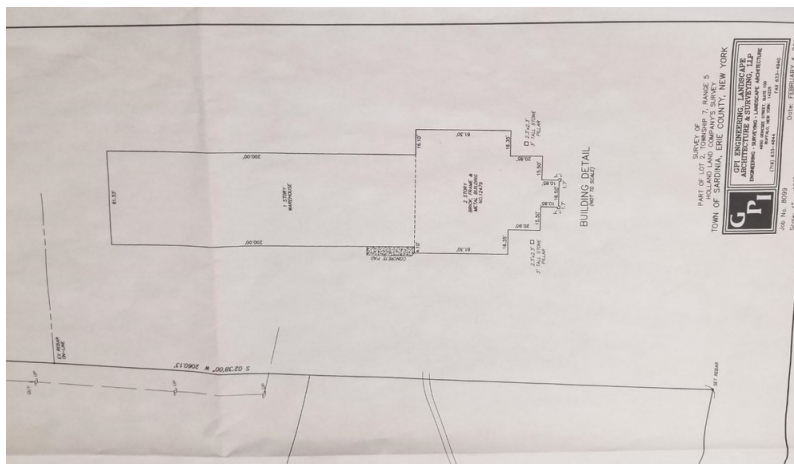
ADDITIONAL PHOTOS

24,000+/- SF Flex Building & 12,500+/- SF Building
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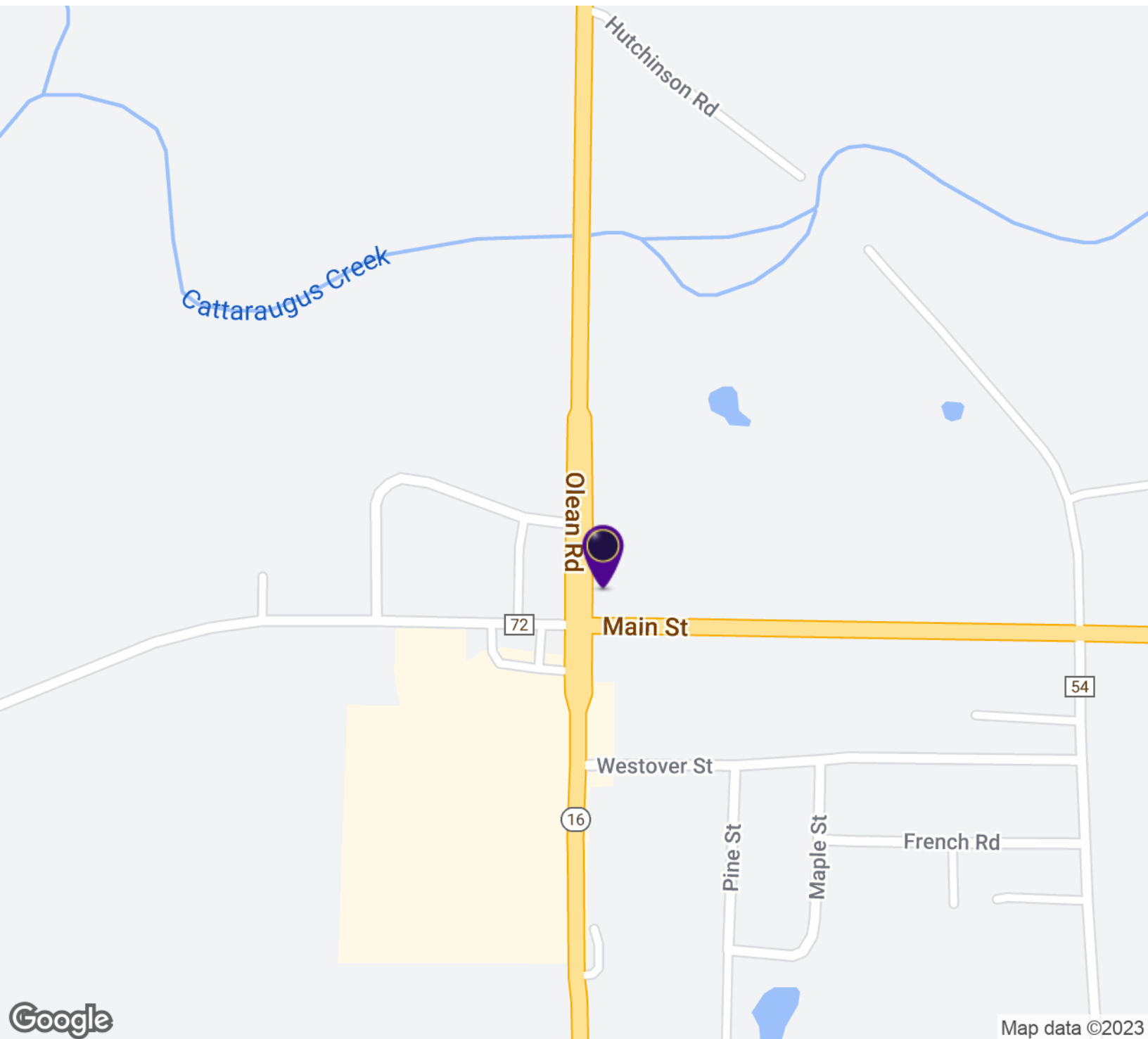


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LOCATION MAP

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HOUSEHOLDS & INCOME

** Demographic data derived from 2020 ACS - US Census*