

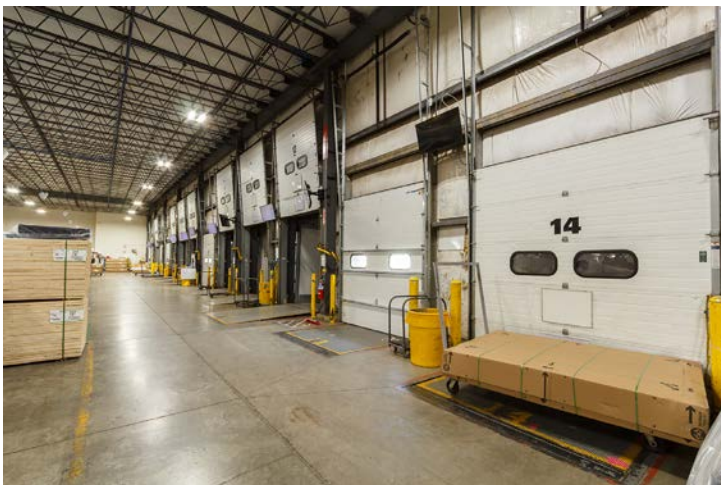
2375 Parkway Drive

Jamestown, New York 14701





This 122,500 SF property, home to a mattress manufacturer since its construction, in Jamestown's Mason Industrial Park offers a rare opportunity to purchase a fully air conditioned industrial facility with nearby access to I-86 and within a few hours drive of Buffalo, Erie, Pittsburgh, Cleveland, and Southern Ontario.

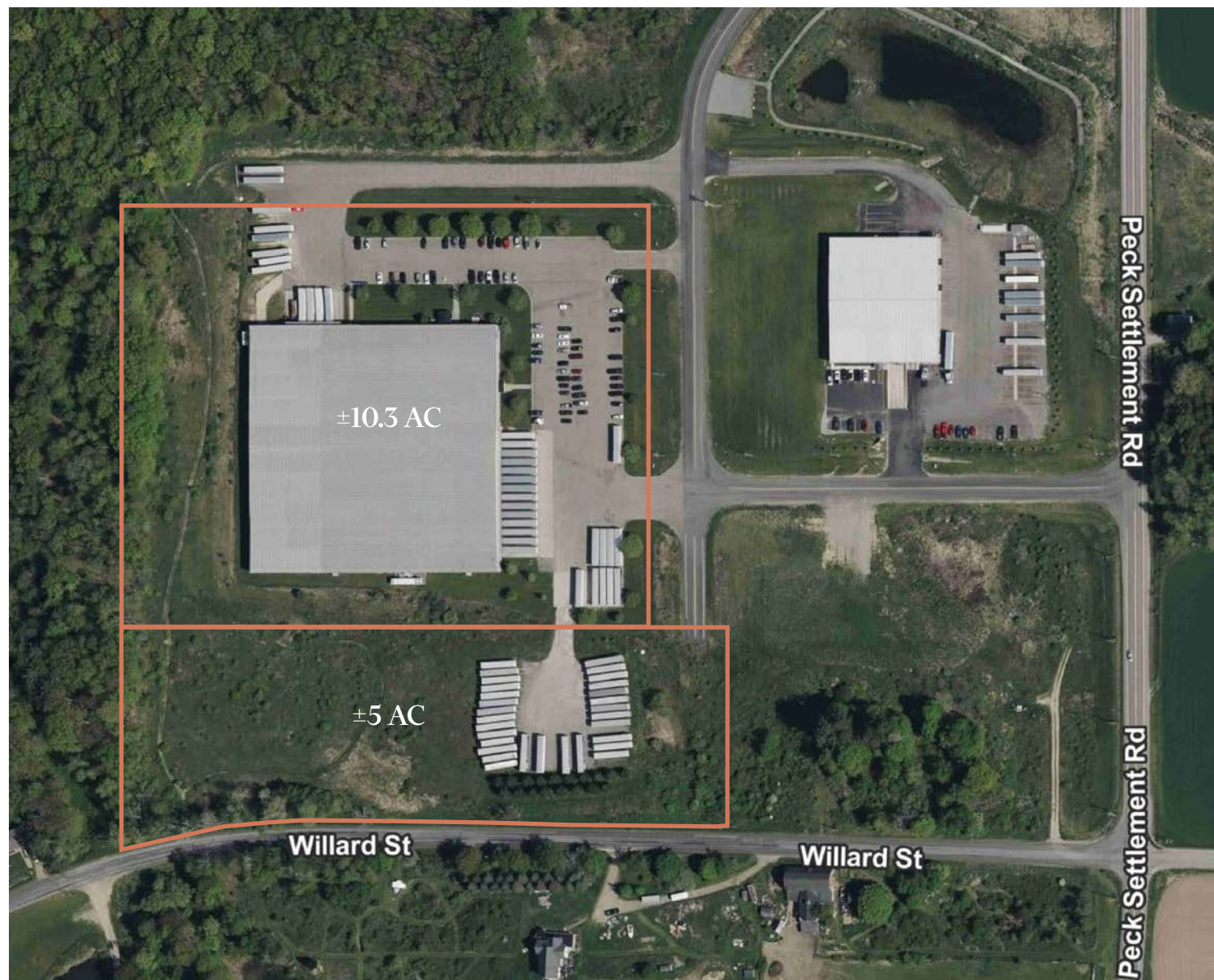


Property Highlights

- + 122,500 SF fully air conditioned industrial building on a combined ± 15.3 AC (two parcels)
- + 88,000 SF constructed in 2000 with a 34,500 SF expansion in 2009
- + Perfect box shape (350'x350') Includes approx. 8,000 SF of office space with showroom, offices, bullpen area, and lunch room
- + Clear Height: 25' at center; 22' at eaves
- + Column Spacing: 50'x50'
- + Dock Doors: 20
- + Grade Door: 1 (12'x14')
- + Sprinkler System: Wet
- + LED lighting installed within the last two years
- + Power: 3 Phase / 480V / 2,000 Amp
- + Efficient and cost effective utilities provided by JBPU, the largest municipally owned and operated utility with electric generation capacity in New York State
- + Zoning: Industrial Park District (Town of Ellicott)
- + Parking for ± 150 cars
- + 2.7 mi. to I-86/Southern Tier Expressway Exit 13 (Rt. 394/Falconer)
- + Large manufacturers in the Jamestown area include: SKF Aeroengine North America, Cummins, Bush Industries, TitanX Engine Cooling Inc., Monofrax Inc., New Flyer, Colecraft Commercial Furnishings, Weber-Knapp, Dawson Doors, Classic Brass, Anderson Precision Inc., Jamestown Metal Products, and Hope's Windows.

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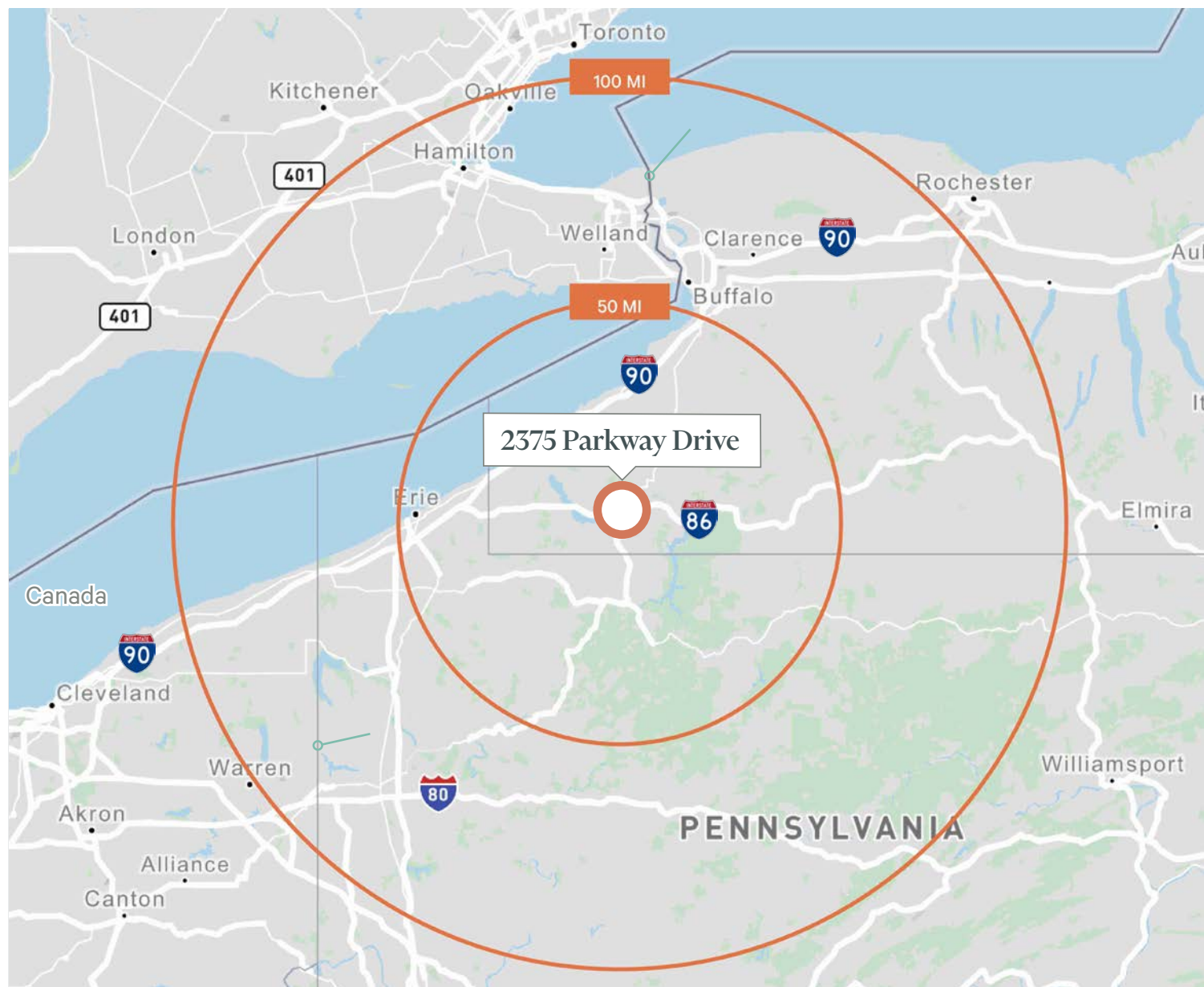
For Sale



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Contact Us

Lida Eberz

Lic. Real Estate Salesperson
+1 716 855 3700 x 8708
lida.eberz@cbre-buffalo.com

Tom Roberts

Lic. Real Estate Salesperson
+1 716 855 3700 x 8707
tom.roberts@cbre-buffalo.com

CBRE Upstate NY

500 Seneca Street, Suite 507
Buffalo, New York 14204
+1 716 855 3700

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