



**WOODCREST**  
CAPITAL, LLC

# Albion Offices

231 East Ave | Albion NY

**LEASING**  
**(817) 927-0050**

**Data Center**  
**Office**  
**Retail**  
**Medical**

**AVAILABLE**  
**130,000 SF**



- 130,000 SF Offices w/ Data Room
- Orleans County, New York
- 1 MW Tier II Data Center
- Large Parking Field
- Furnished for Office Use

Scan QR for Virtual Tour:



Type	PSF
NNN's	\$ ----
Lease Rates	Call for Rates

Traffic Counts	
East Ave	4,940 VPD
S Main St	5,688 VPD

Demographics	1-mile*	3-mile	5-mile
Population	5,406	7,489	9,839
Households	2,269	3,133	4,076
Average HH Income	\$56,059	\$56,225	\$60,013

\* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

\*\* Traffic Count (VPD) data provided by CoStar Group, 2024 dataset.

**Woodcrest Capital, LLC**

3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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# Albion Data Center

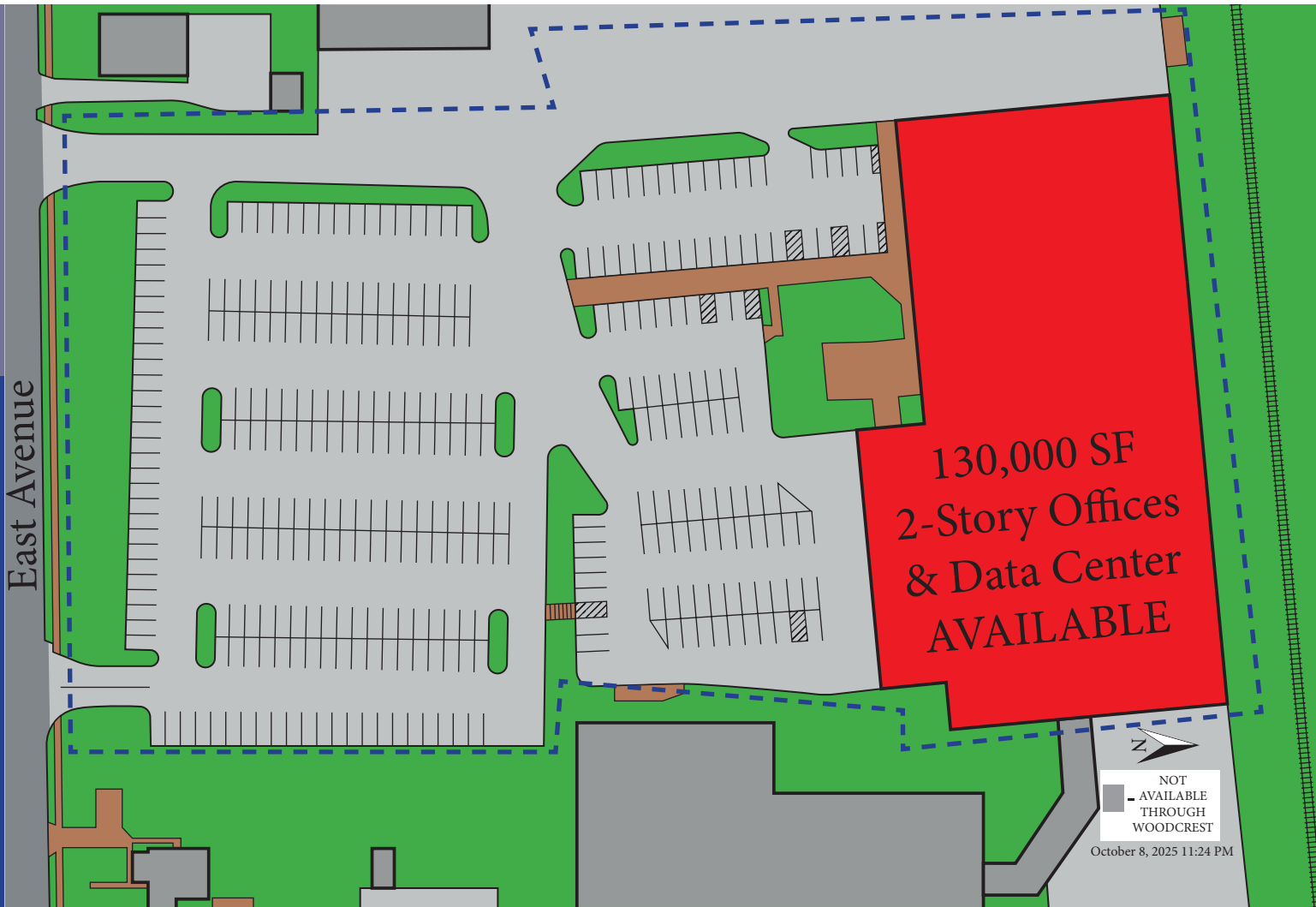
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ALBION DATA CENTER | Albion, New York



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