



FOR LEASE

## 8,240 $\pm$ SF INDUSTRIAL BUILDING FOR LEASE

### Property Highlights

- Former UPS
- Solid, well-maintained concrete block and steel building
- Located at Porter/Packard Exit 23 of the NYS I-190 Expressway
- Nine (9) 14'h x 20'w powered grade-level overhead doors (drive-thru)
- Two (2) truck docks
- Clear span 15'8" ceiling height to joists
- 200 amp, 3-Phase Power
- Trench floor drains on both sides of the building
- Sealed concrete floor
- 400 $\pm$  SF 2<sup>nd</sup> floor office space (3 offices)
- Compressed air (30 HP)
- Four (4) gas-fired Reznor heating units
- Van height addition with 14 doors
- Fenced/lighted asphalt lot with concrete pads
- Ideal For: vehicle/fleet facility and trucking related operations

### Building Features

Building Size	8,240 $\pm$ Sq. Ft.
Lot Size	1.4 $\pm$ Acres
Zoning	B-1

Demographic	1 Mile	3 Miles	5 Miles
Population	1,857	46,715	73,991
Average H.H. Income	\$86,728	\$67,436	\$76,540

Source: ESRI Business Analyst 2025

### EXCLUSIVE CONTACT

**Benedict J. Borruso**  
**Associate Real Estate Broker**

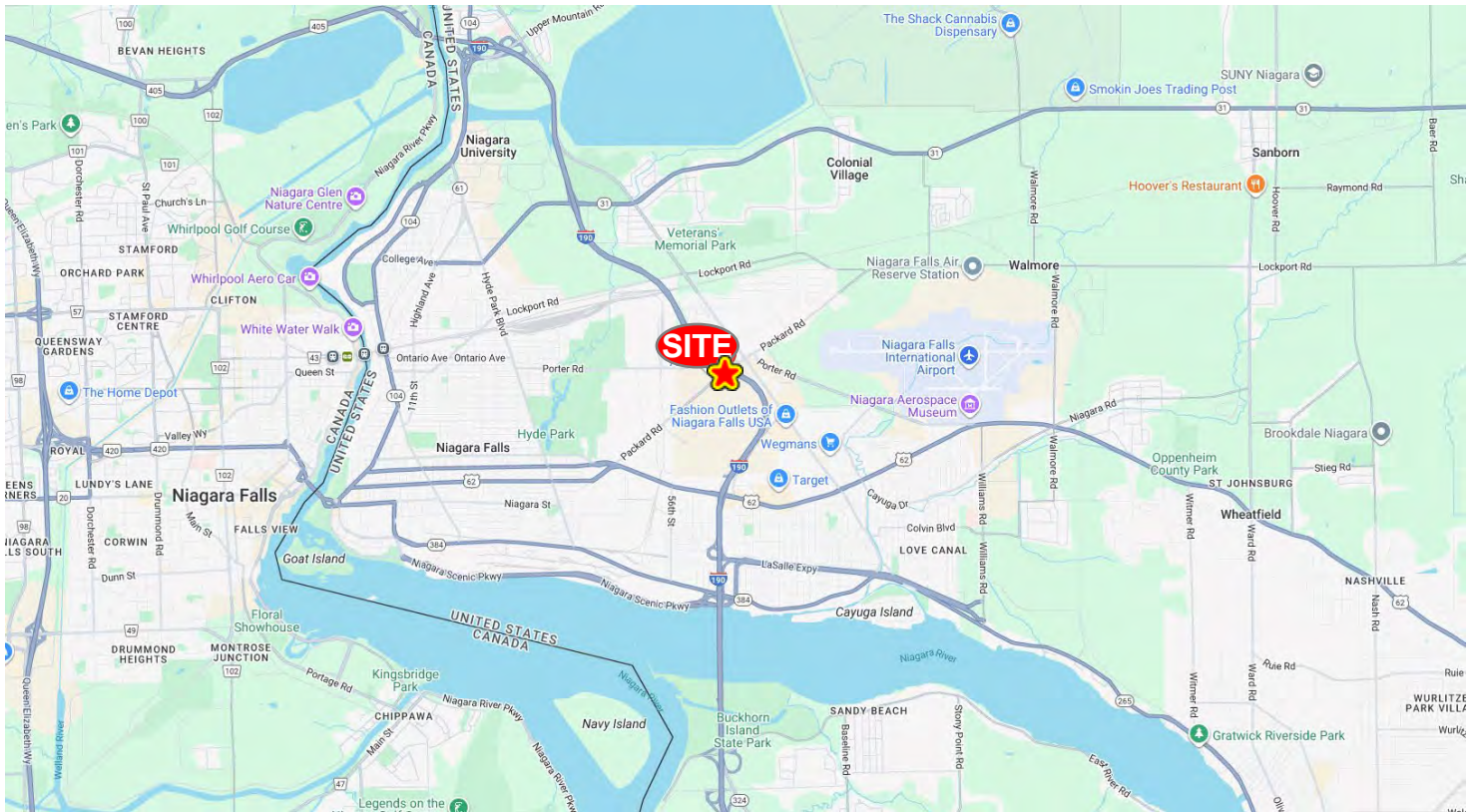
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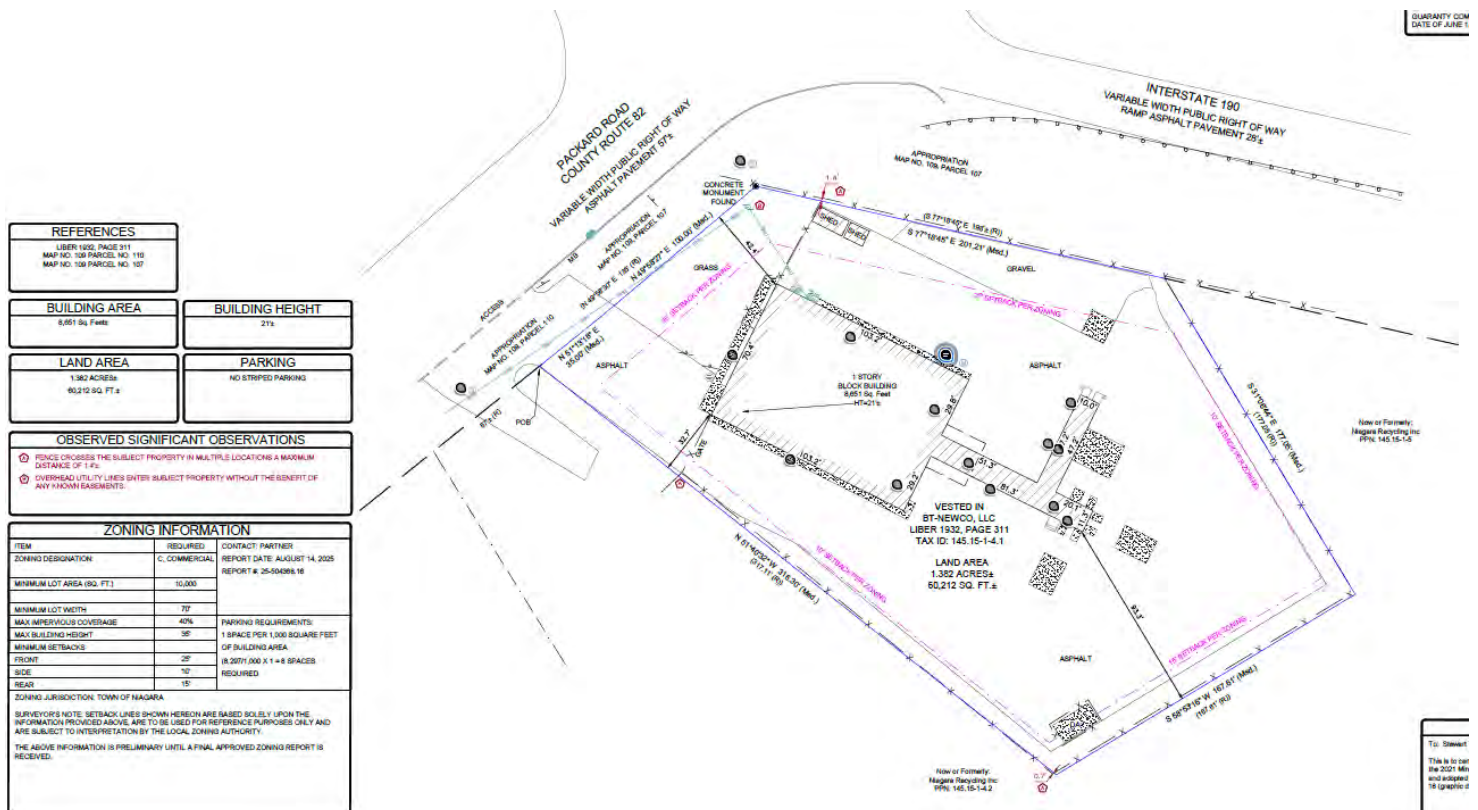
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Location Map

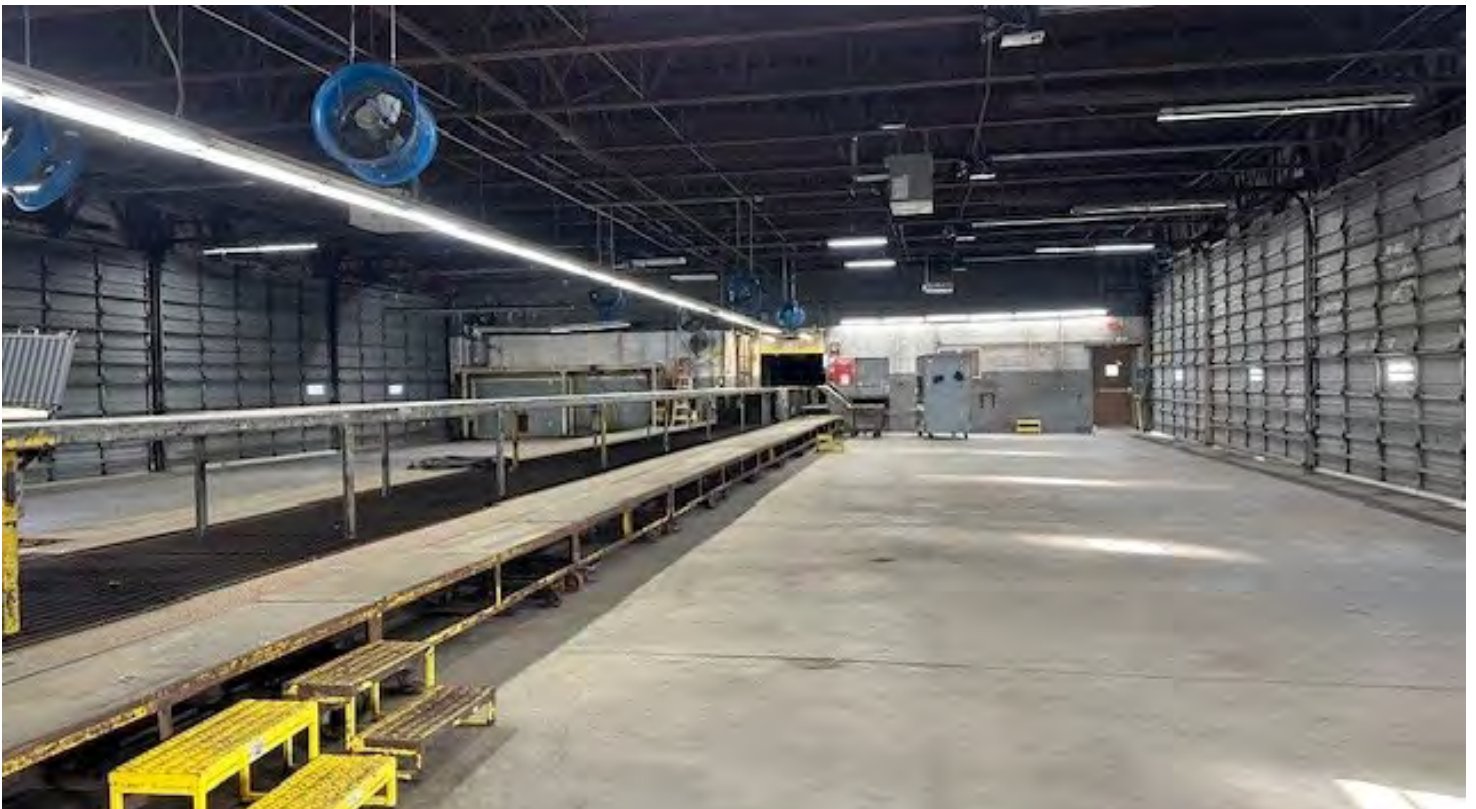


## Survey

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## Property Photos

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