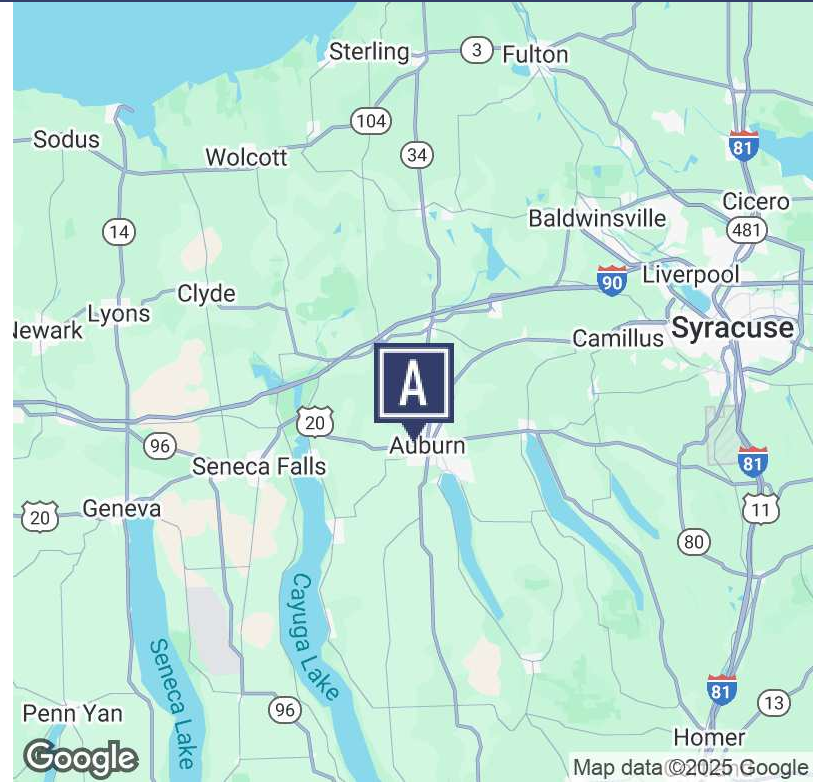


23 N DIVISION ST
Auburn, NY 13021

FOR SALE OR LEASE



SUMMARY

Sale Price:	\$1,075,000
Price / SF:	\$50.65
Lease Rate:	\$5.00 SF/yr (NNN)
Building Size:	21,225 SF
Available SF:	21,225 SF
Lot Size:	3.67 Acres
Year Built:	1970
Clear Height:	11.5 ft
Zoning:	C

OVERVIEW

This building is in shell condition ready for its next use. The main building is 120' x 160' with one row of columns down the center. There is one grade level overhead door, and an addition contains two (2) truck docks and staging area. The ceiling height is 11.5' to the steel roof supports. The building is serviced by a sprinkler system. Allowed uses include all types of office, agricultural processing, distillery, distribution, light industrial and day care among others.

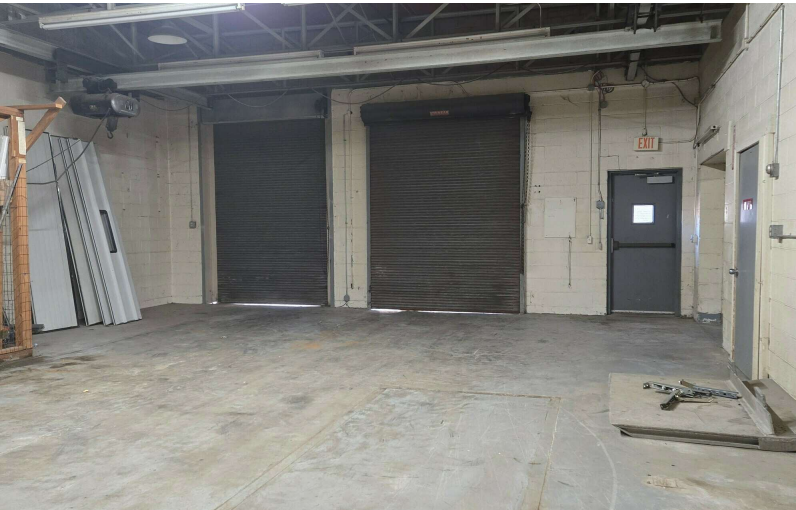
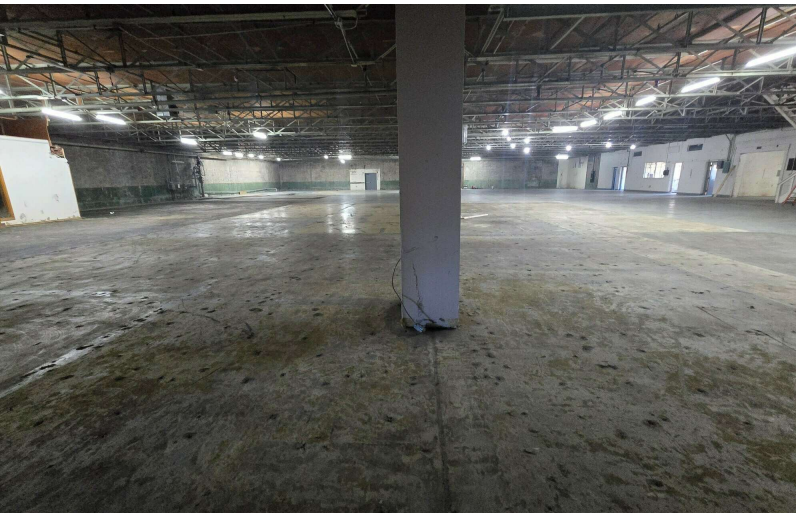
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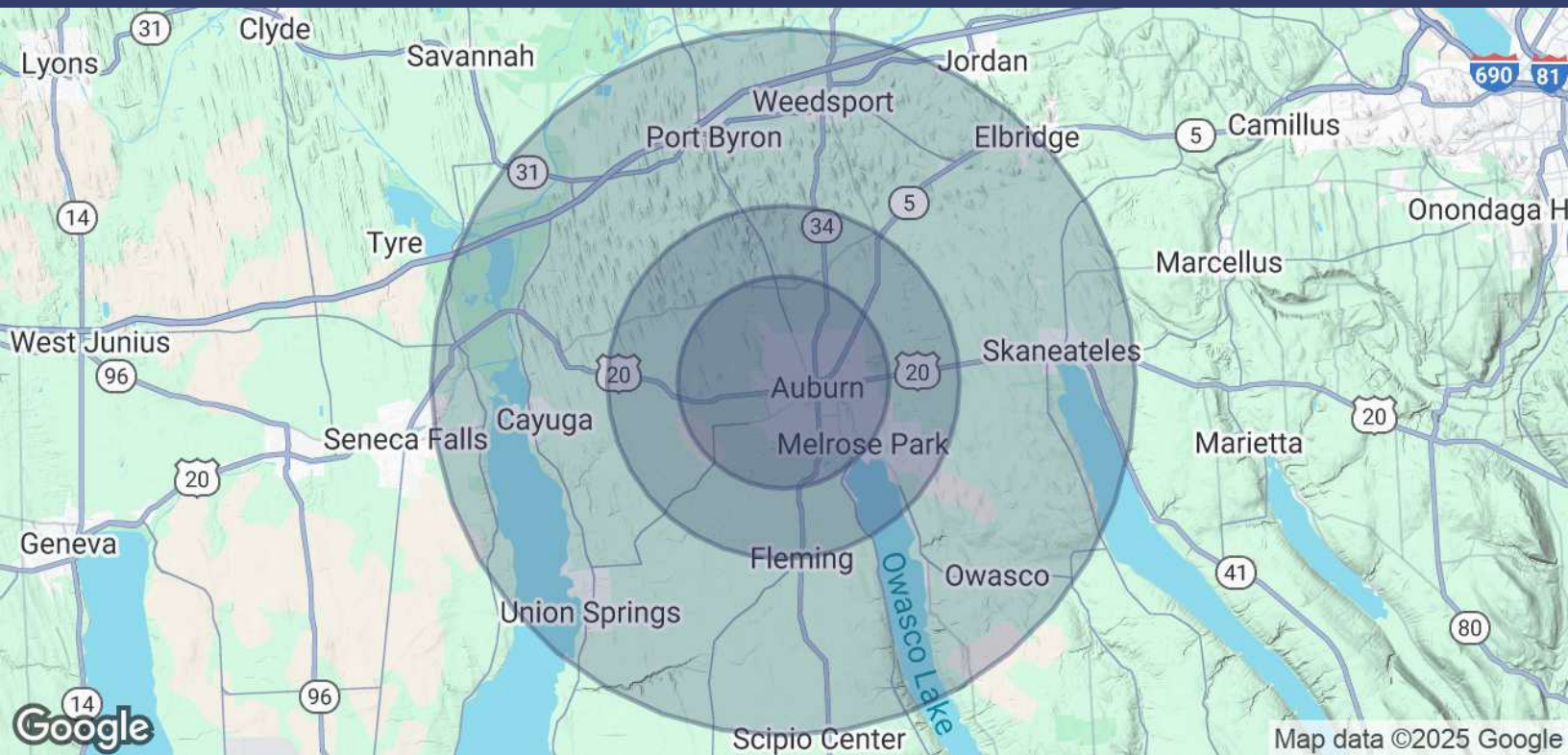
HIGHLIGHTS

- 21,225 SF ready for Buildout
- Two Truck Docks with Staging Area
- One Grade Level Drive In Overhead Door
- Main Structure 120' x 160' - 11.5 feet to roof joists
- Sprinkler system
- One row of columns - 60' x 160' clear span times 2
- 3.67 Acres total between both parcels
- Annual Taxes - \$20,863.75

23 N DIVISION ST

Auburn, NY 13021

DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,145	35,214	56,229
Average Age	43	43	44
Average Age (Male)	41	42	43
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,610	15,273	24,157
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,565	\$78,002	\$88,181
Average House Value	\$256,031	\$260,257	\$284,180

Demographics data derived from AlphaMap