

FOR SALE OR LEASE

104 North Main Street

Sherburne, New York 13460



High-bay Warehouse with Freight Crane

125,870± SF Warehouse/Manufacturing Space Available

Property Highlights

- Approximately 35,000± SF high-bay warehouse, 28' clear, 32' total ceiling height
- Remainder of space comprised of approximately 24,000 SF of office space and 67,000 SF of warehouse/manufacturing space with varying ceiling heights
- 5-ton freight crane
- Six (6) dock doors
- One (1) wide grade level door
- 4x4 racking available
- Heated office space with restroom
- Municipal power \$0.03/kW
- Ample on-site parking available.



Demographic	3 Miles	5 Miles	10 Miles
Population	2,966	5,820	18,890
Households	1,306	2,444	6,687
Average H.H. Income	\$96,490	\$89,989	\$89,380
Daytime Employees	1,129	1,441	6,990

Source: ESRI Business Analyst 2023

Traffic Counts

North Main Street (Rt. 12) 8,540 AADT

Source: NYS DOT 2029

Contact

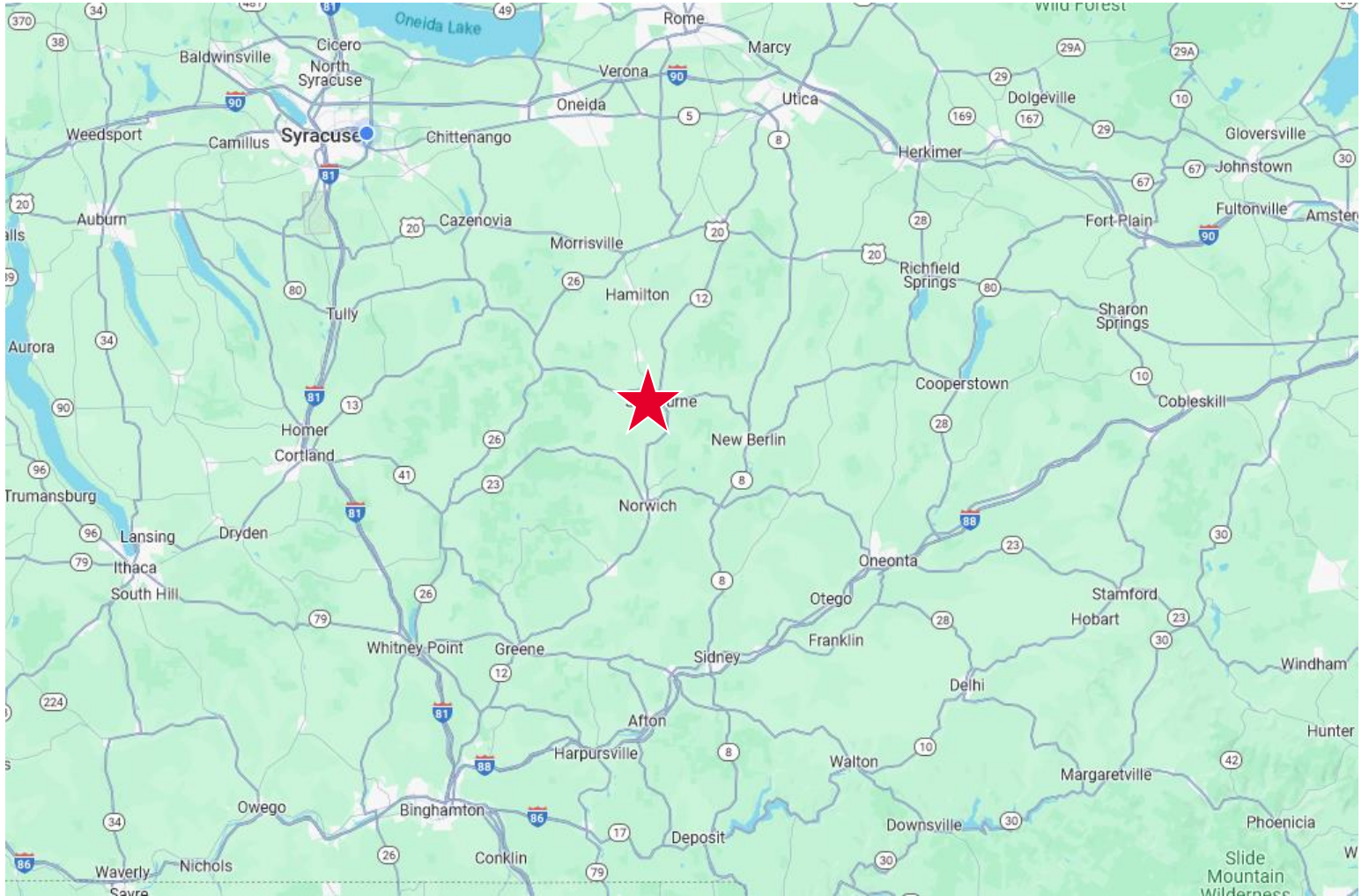
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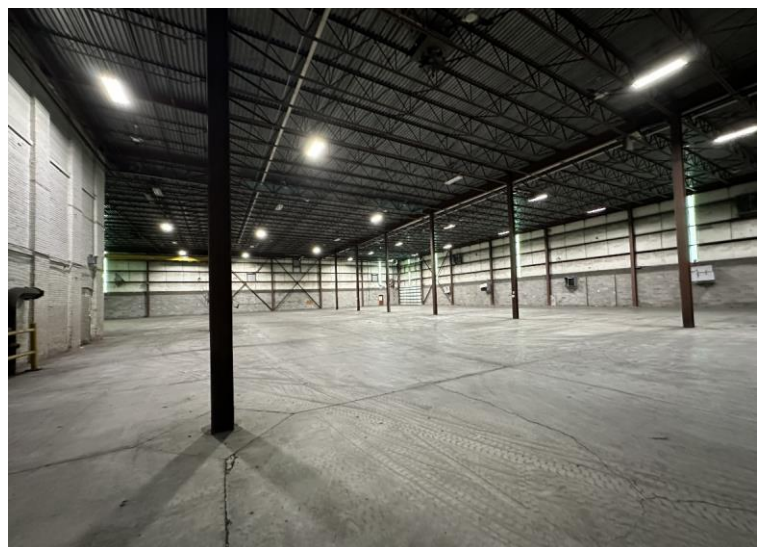
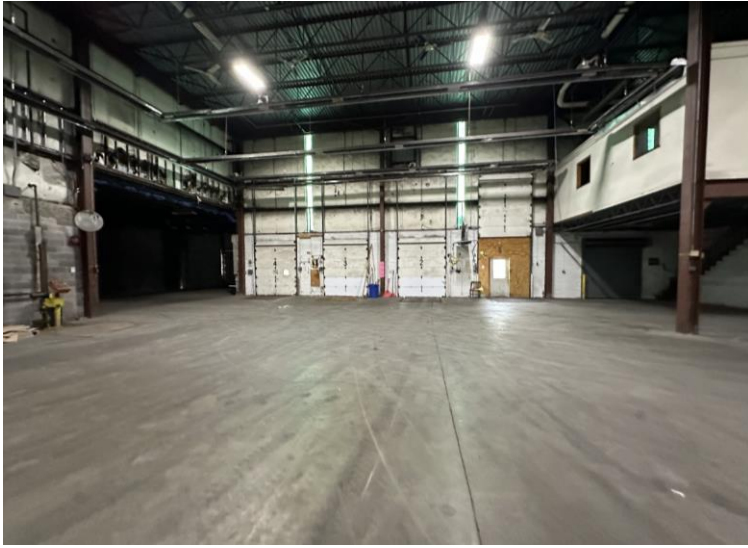


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Approximate plot lines, subject to verification of survey

