

# East Side Industrial Space

38,850 Square Feet

1071 Route 31  
Macedon, NY 14502

Well Located Space With Multiple Cranes, Heavy Power, Good Loading



## Offering Overview

38,850 square foot industrial property with excellent building infrastructure available for sale or lease. The property features multiple cranes, excellent loading, heavy power, sprinklers, floor drains, a new roof and more. Located approximately 10 minutes from I-90 (NYS Thruway) at Exit 44 as well as I-490 at Route 31.

## Offering Details

- + 38,850 Square Feet Available
- + Multiple Cranes, 1 Dock, 2 Grade Doors, Sprinklered, New Roof, Fenced Yard
- + Sale Price: \$2,400,000
- + Lease Rate Negotiable



## Industrial Space

1071 Route 31 | Macedon, NY 14502

For Sale Or Lease



# Property Overview

- + 38,850 SF Available
- + 7,242 SF of Former Office (Shell Condition)
- + 30,000 lb Bridge Crane
- + 10,000 lb Bridge Crane
- + Multiple Jib Cranes
- + Loading Dock with Leveler 14'h x 12'w
- + Grade Door 15'h x 12'w
- + Grade Door 10'h x 10'w
- + 600 Amp, 480v, 3 Phase Service
- + Bus Duct
- + Floor Drains
- + Sprinklered
- + Air Rotation Unit
- + LED Lights on Motion Sensors
- + New Roof
- + Exterior Freshly Painted
- + Fenced Yard
- + Ample Parking

## Contact Us

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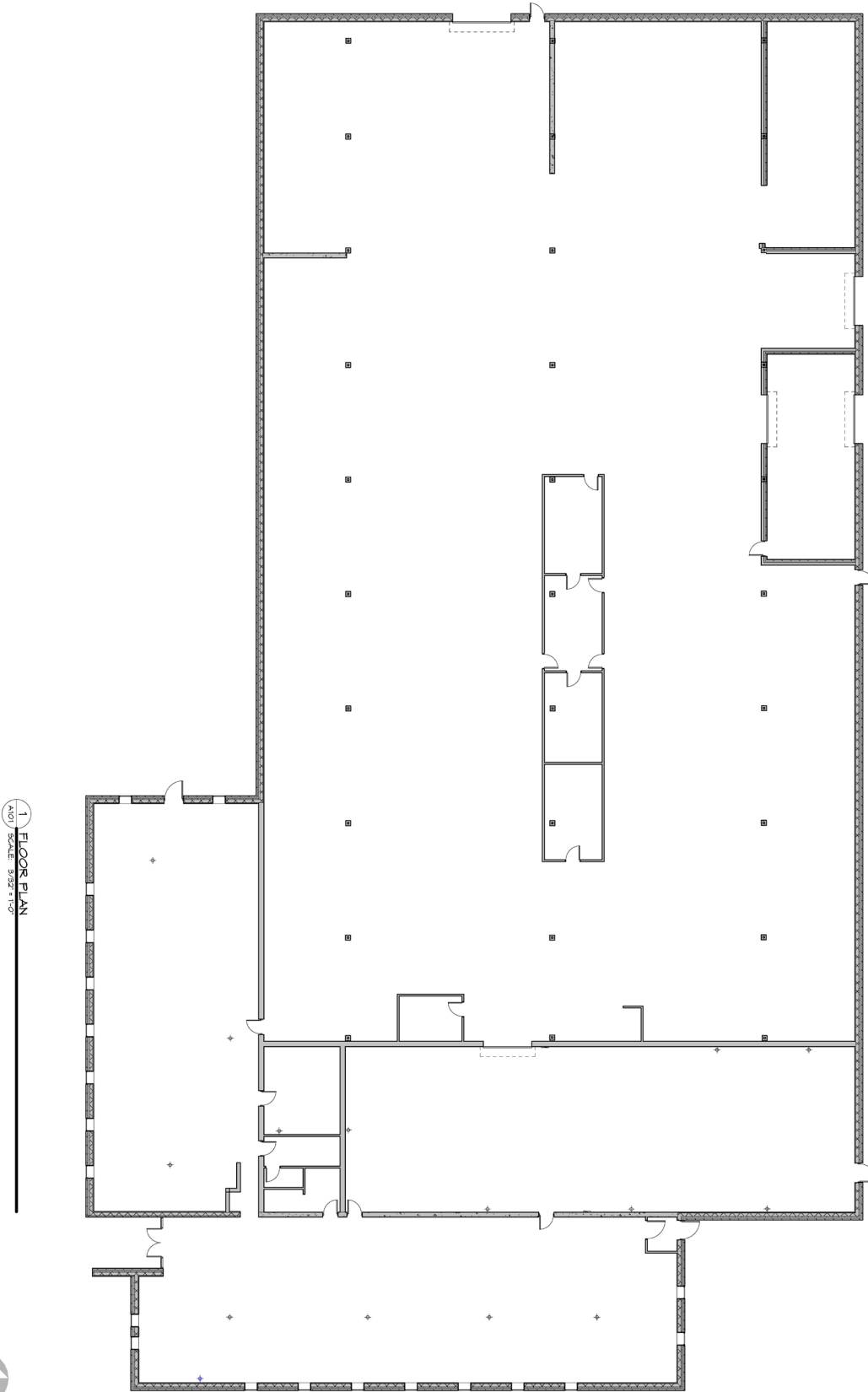
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