



For More Information

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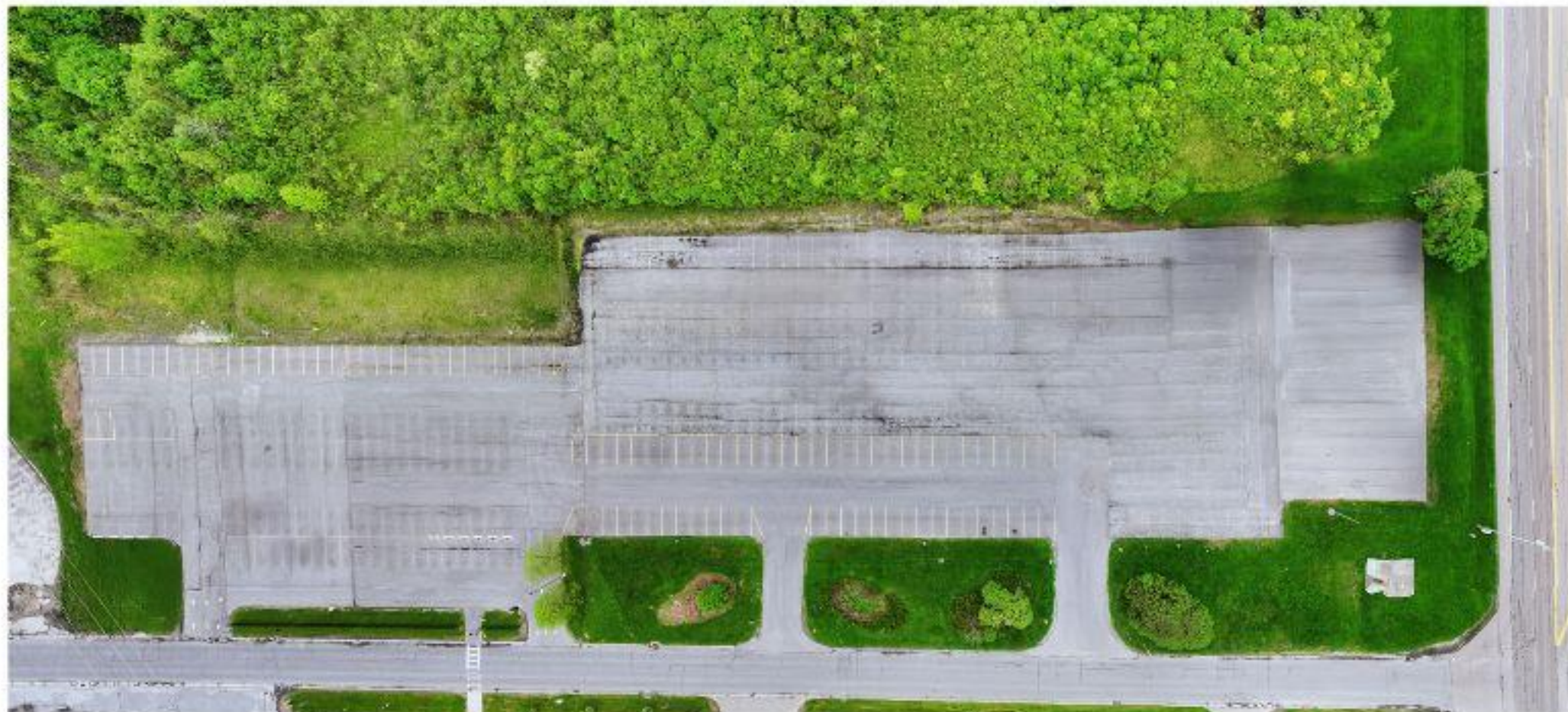
Property Details

Building SF:	+/-602,807
Office SF:	+/-33,664
Lot Size:	+/-58 acres
Clear Height:	24' - 50'
Year Built:	1978 & 1987
Loading Docks:	39
Trailer Spots:	120
Zoning:	I-1



North Building - ±250,000 square feet of space with a 24-foot clear ceiling height. This versatile building is ideal for a wide range of uses, including warehousing, light manufacturing, or distribution.

North Building High Bay - ±35,000 square feet of high bay space with a 50-foot clear ceiling height. This design provides ample room for large-scale operations, such as high-clearance storage, manufacturing, or distribution.



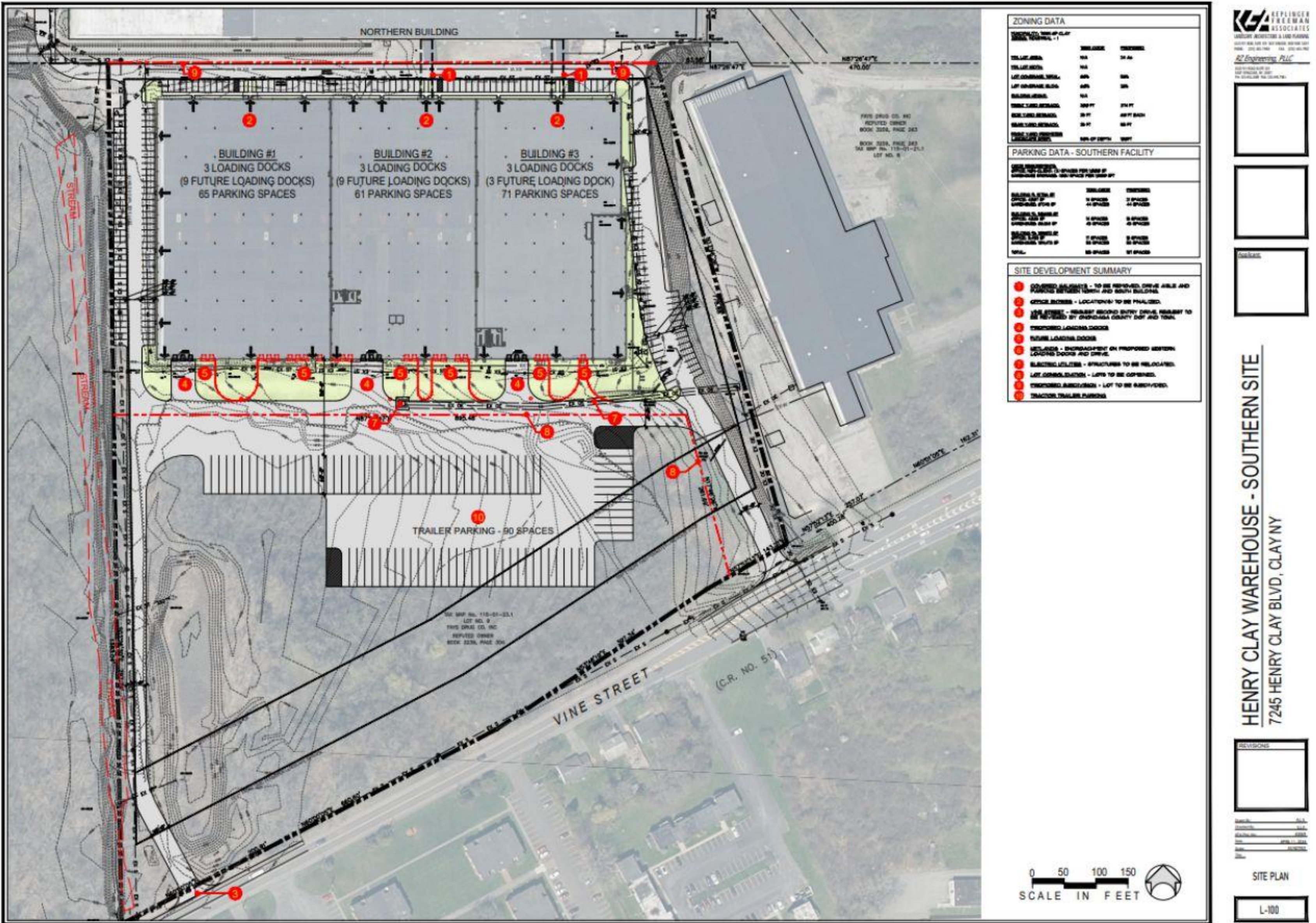
Outdoor Storage - Two outdoor storage lots with a total of 620 spaces, including 500 car spaces and a total of 120 trailer spaces (1.06 spaces per 1,000 SF).



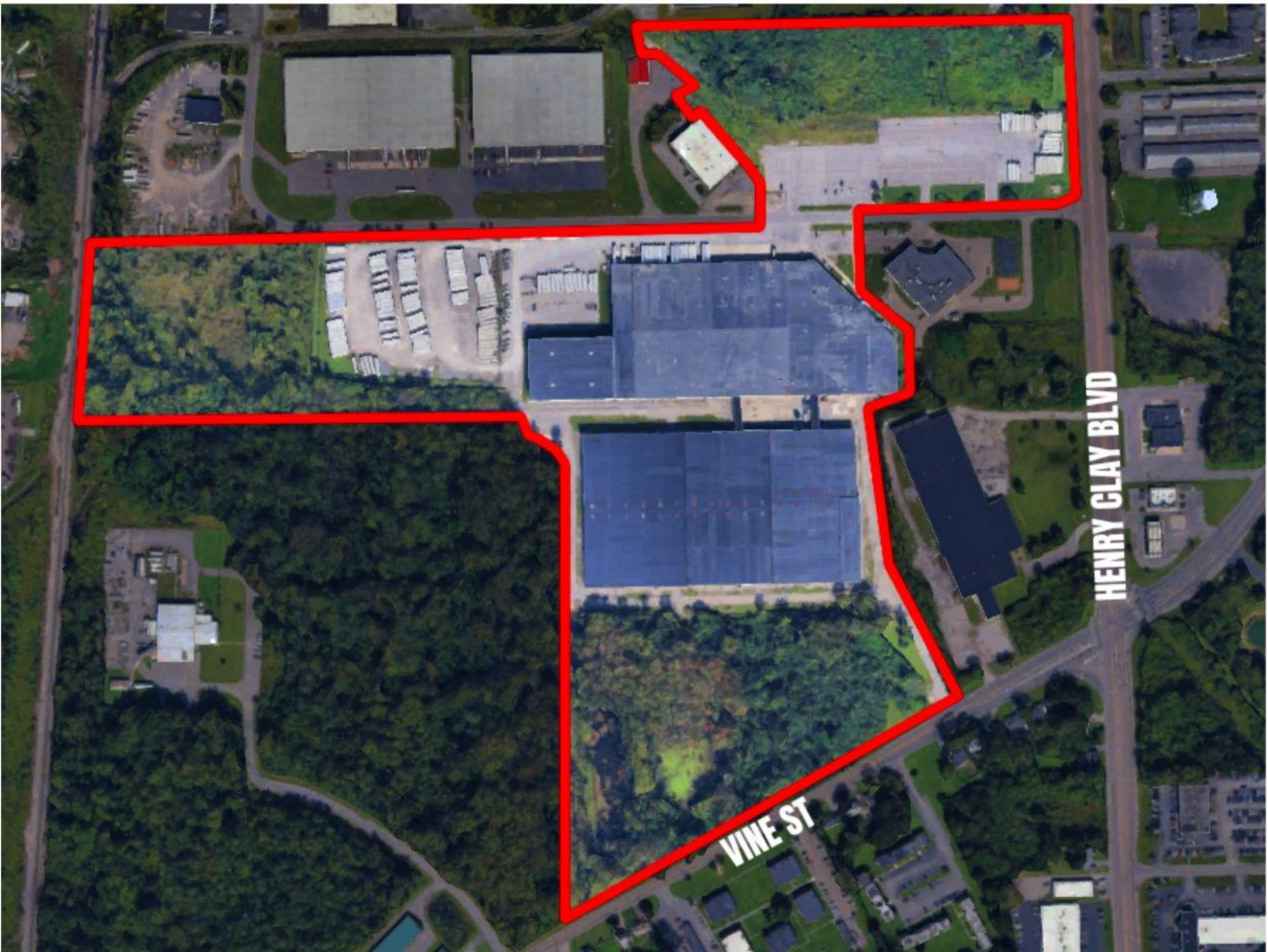
South Building - ±299,000 square feet with a 32-foot clear ceiling height. This facility is well-suited for high-volume storage, distribution, or light manufacturing operations. With new development of docks and parking lot space



Concept Plan: Addition Of Dock & Parking To The South Building

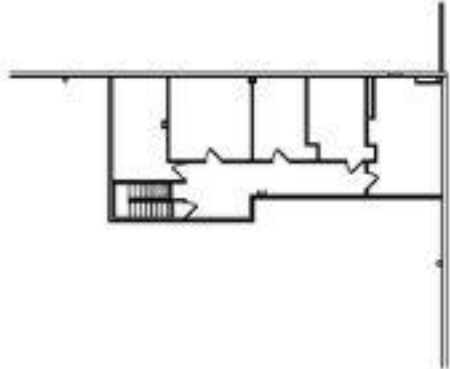


Site Plan

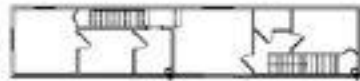


North Building

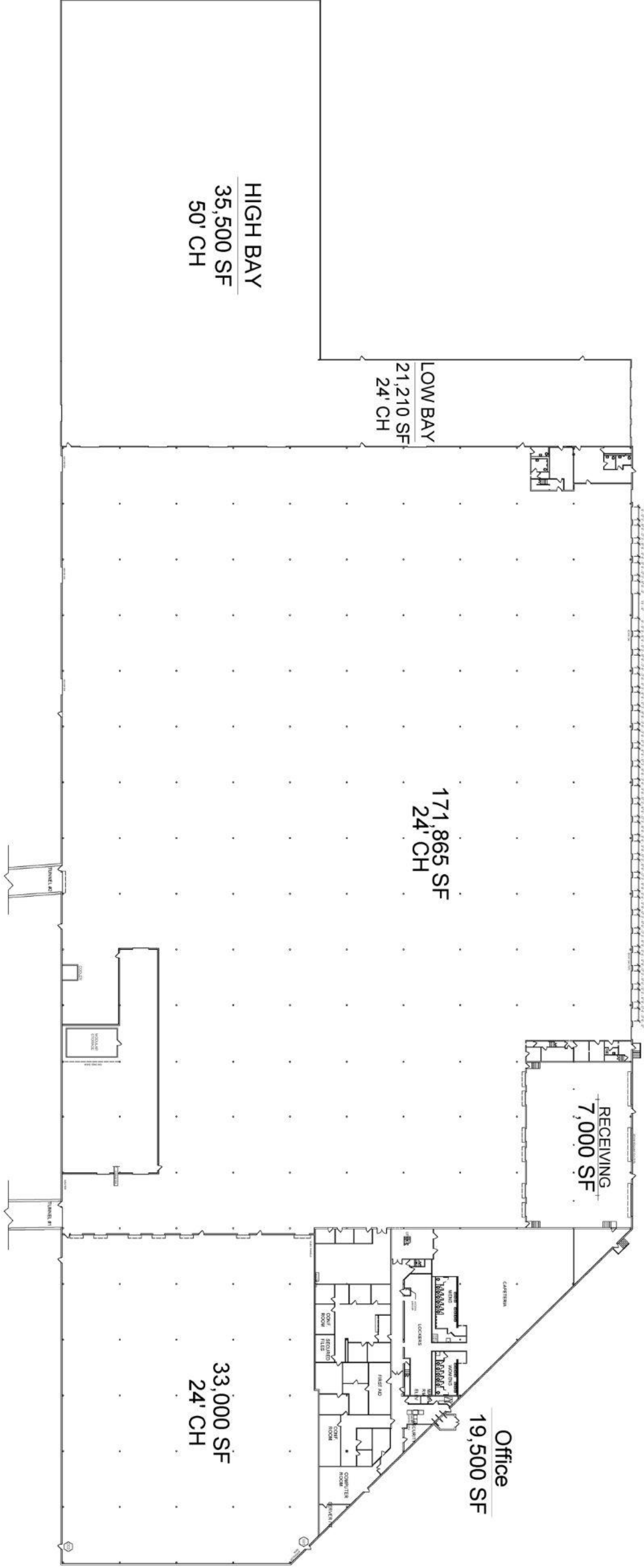
2nd Floor
1,622 SF



2nd Floor
890 SF



2nd Floor
11,652 SF





Property Overview

- Total Building Area: ±602,807 SF
 - North Building High Bay (50' Clear): ±35,000 SF
 - North Building (24' Clear): ±250,000 SF
 - South Building (32' Clear): ±299,000 SF
 - Office Space (North Building): ±10,000 SF
- Ceiling Heights: 24' – 50' clear
- Year Built: 1978 & 1987
- Land Area: ±58.32 Acres
- Zoning: I-1 (Light Industrial/Warehousing permitted)

This property is strategically located less than 5 miles from Micron's \$100+ billion project and adjacent to Amazon's 3.8M+ SF fulfillment center.

It offers prime access to I-90 and I-81, enabling efficient distribution to major cities including Boston, Buffalo, Cleveland, and Chicago, as well as broader Northeast and Midwest markets.

Loading & Parking

- Loading Positions:
 - 39 Dock-High
 - 5 Grade-Level
 - 44 Total
- Dock Heights: 40"–48" (varies by door)
- Parking:
 - 500 Car Spaces
 - 120 Trailer Spaces
 - 620 Total Spaces (1.06 spaces per 1,000 SF)

Property Overview

- Structure: Concrete & Steel (All Buildings)
- Foundation: Slab-on-Grade
- Roof Type:
 - North Building: EPDM & Modified Bituminous
 - South Building: EPDM
- Roof Age:
 - Main Buildings: Replaced 2015–2023
 - South Building: Replaced 2009–2014
- Roof Warranty: 20-Year Warranty from Installation

Access & Lot Info

- Ingress/Egress: Crossroads Park Dr (East) & Vine St (South)
- Flood Zone: B & X (Moderate hazard – between 100 & 500-year floodplain)
- Parcels & Acreage:
 - 115.-01-18.6: 10.41 Acres
 - 115.-01-23.1: 11.94 Acres
 - 115.-01-19.2: 35.97 Acres

Utilities & Systems

- Power: 5,000 Amps via Pad-Mounted Transformers
- HVAC: Individual Units per Building
- Lighting:
 - Wall-mounted HID around site
 - LED, sodium vapor, and halogen on NE of North Building
- Sprinkler: Wet Fire Suppression (All buildings except Guard House)



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