



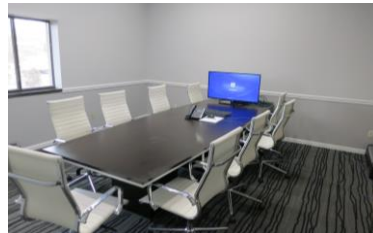
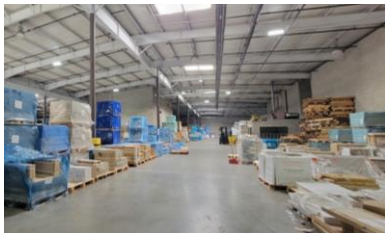
## FOR SALE

# ±72,000 SF INDUSTRIAL BUILDING | 11.30 ACRES

### Property Highlights

Single-level steel frame and masonry manufacturing, warehouse and office building available for sale. Only 5-minute drive to Interstate 84 and NY Route 17. Can be delivered vacant or partially leased.

- **Building Size:** ±72,000 SF (large expansion may be possible)
- **Office Space:** ±4,000 SF
- **Year Built:** 1985 (Renovated in 2018 & 2020)
- **Construction:** Steel frame, masonry block walls, standing seam metal roof
- **Zoning:** ENT-L (office, warehouse, light manufacturing)
- **Financing:** Favorable SBA Financing Available – only 10% down!



### Utilities

- **Electric:** 8,000 amps, 120/208 Volts, 3 Phase, 4 Wire
- **Water & Sewer:** Municipal

### Building Features

- **Ceiling height:** 15' - 24'
- **Column spacing:** 40' x 40'
- **Sprinkler system:** 100% Wet system

### Loading

- **Tailgate Doors:** 5
- **Drive-in Doors:** 2

### Parking

- **Spaces:** ±38 (expandable)

### Taxes

- **Total taxes:** \$203,450

## CALL FOR PRICING

### EXCLUSIVE CONTACT

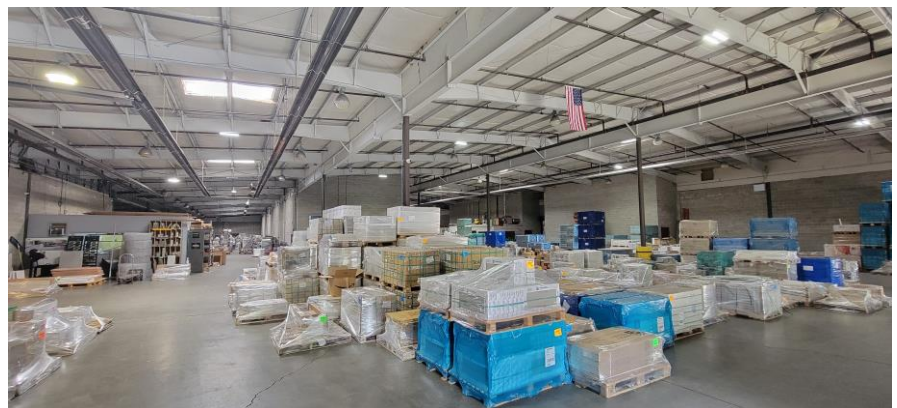
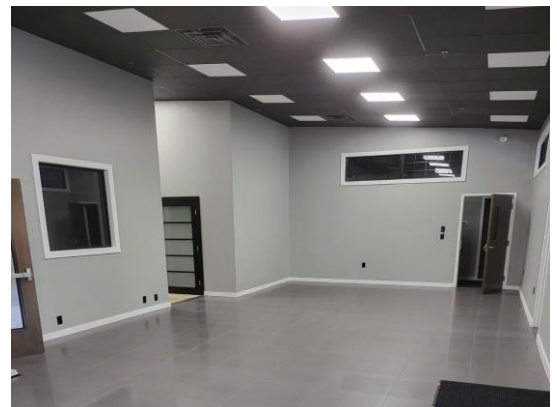
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**MANUFACTURING | WAREHOUSE | OFFICE**



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## BUILDING FLOOR PLAN



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## LOCATION AERIAL

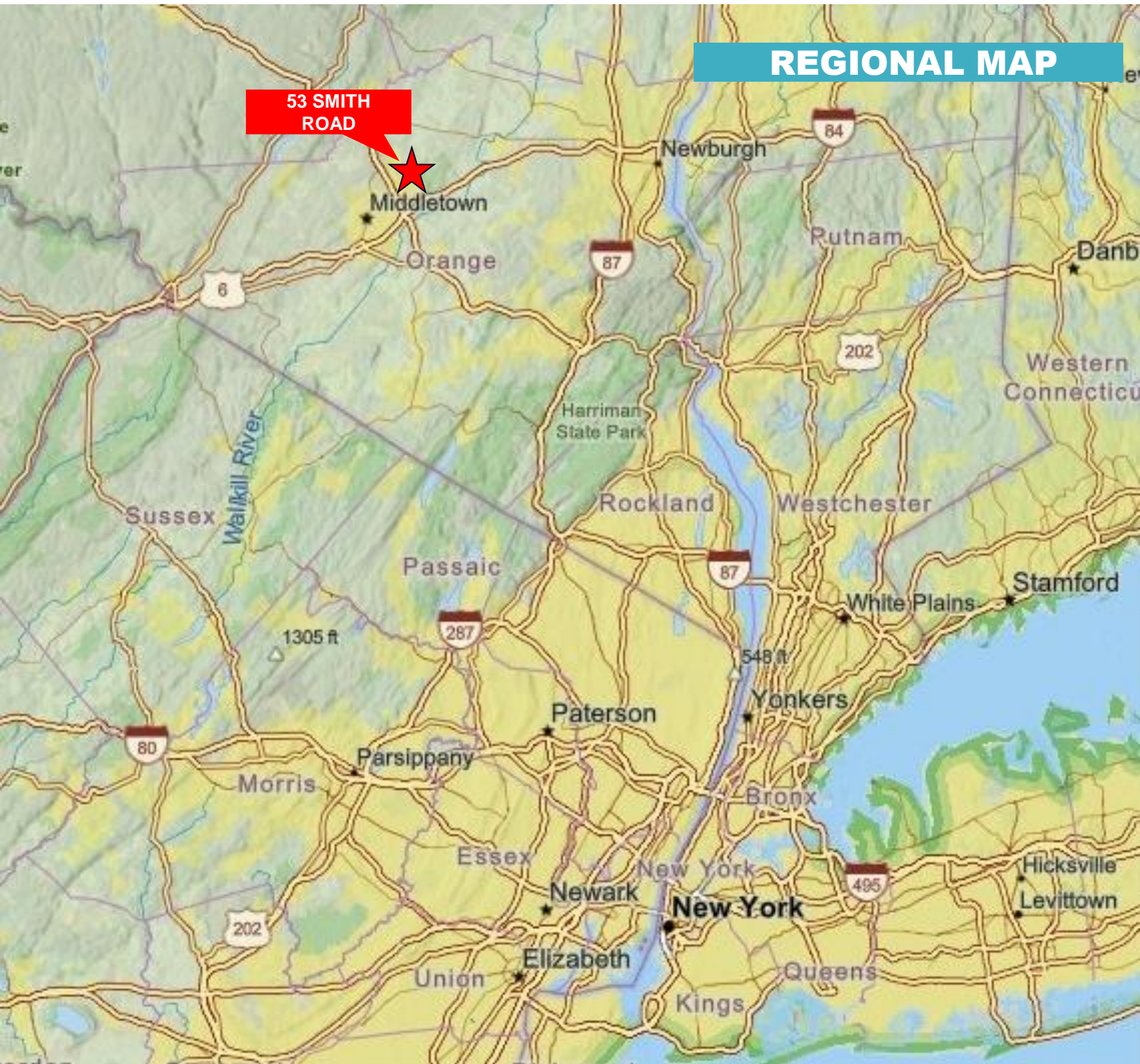


## SITE OVERHEAD AERIAL VIEW



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**REGIONAL MAP****EXCLUSIVE CONTACT**

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