

# Building for Sale or Lease



Building 1



Building 1



31 Madison Boulevard  
Canastota, NY 13065

## PROPERTY FACTS AND FEATURES

- ✓ Total SF: 40,100 +/- (3 buildings)
- ✓ Sale Price: 2.8 Million
- ✓ Lease Price: \$6.00/SF NNN "AS IS"
- ✓ Acres: 10 +/- Acres (2 tax parcels)
- ✓ Construction: Steel with metal siding (insulation) and metal roof. Foundation is poured concrete - 6-8" meshed.
- ✓ Utilities: Natural gas, electric (3 phase, 208V), public water and sewer.
- ✓ Zoning: Industrial - Village of Canastota
- ✓ Other: 1) Near Exit 34 of NY thruway  
2) 20 Minutes from Syracuse (West) and Utica (East)

**Exclusive Agent: Ed Rogers**  
**Real Estate Salesperson**  
[edr@jfrealestate.com](mailto:edr@jfrealestate.com)  
**Office: (315) 472-22020 Ext. 102**  
**Cell: (315) 427-8510**

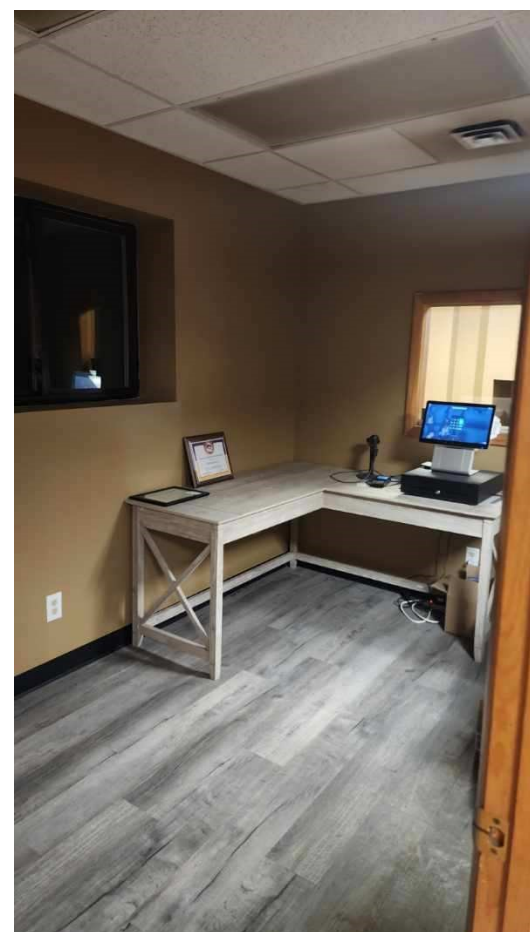
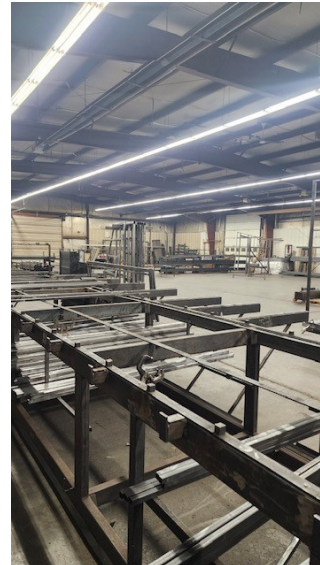
**40,100 +/-** (3 Buildings)  
**Square Feet**

[www.jfrealestate.com](http://www.jfrealestate.com)



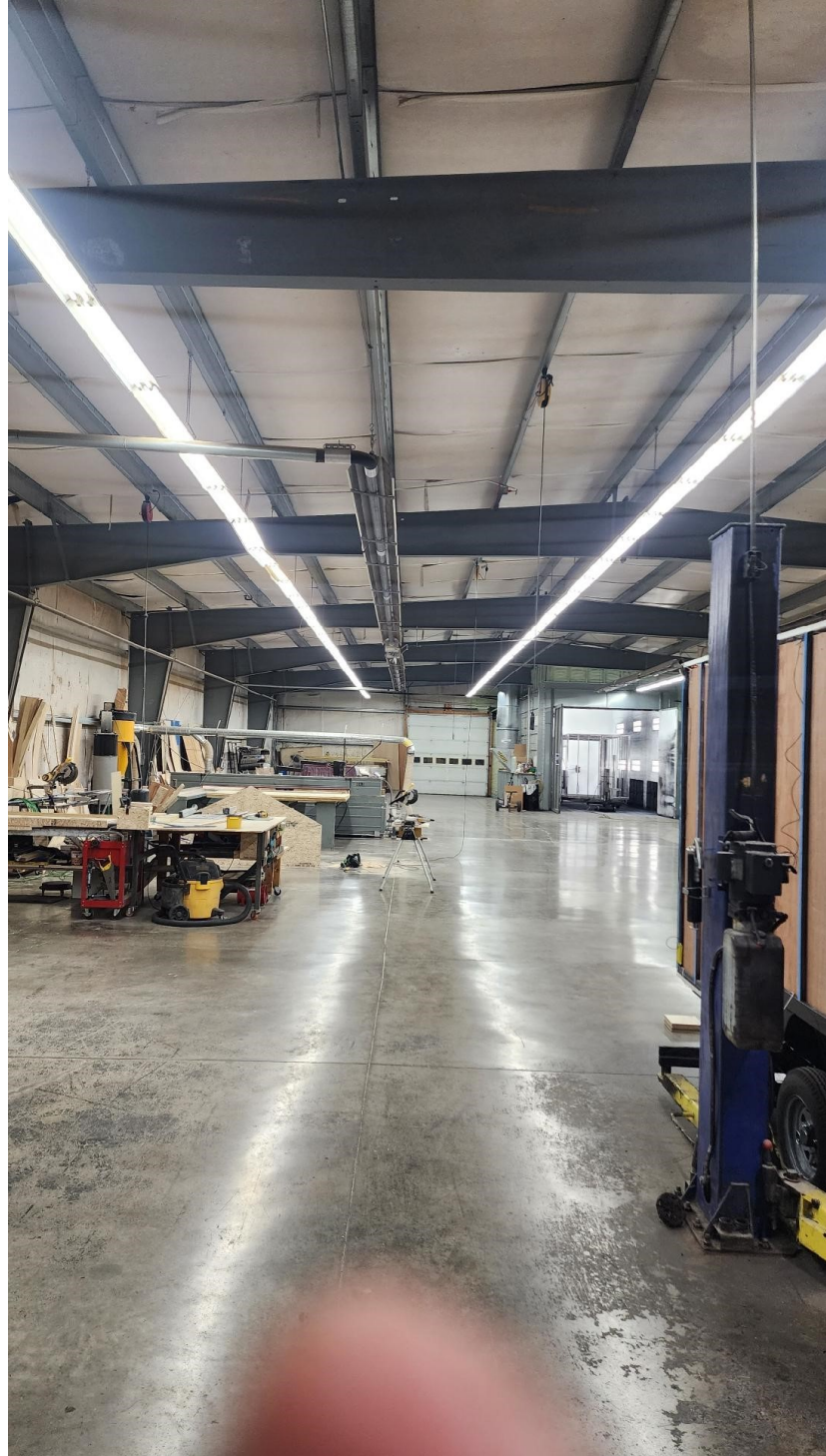


## Building 1 Photos





## Building 2 Photos

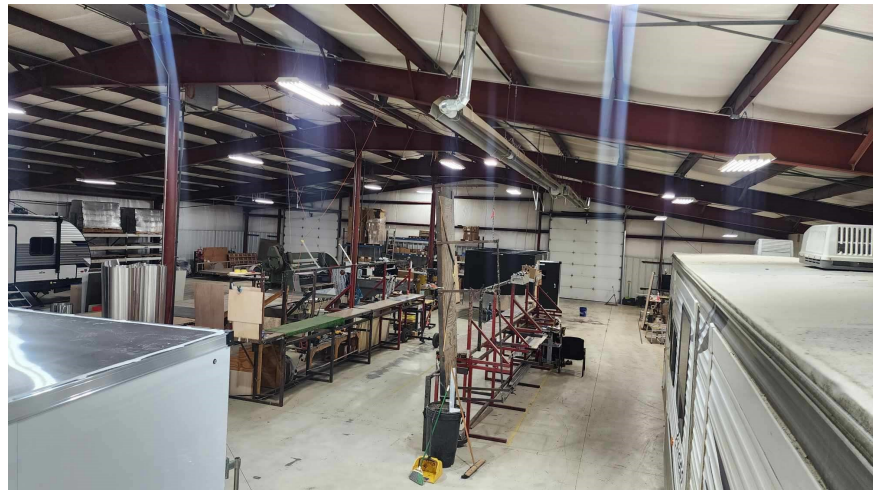


31 Madison Boulevard  
Canastota, NY 13065

www.jfrealestate.com



## Building 3 Photos



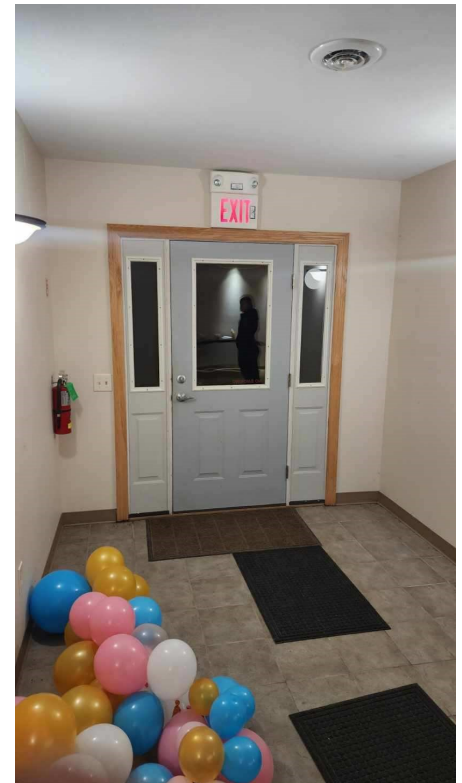
We specialize in Commercial and Residential leasing and sales to help you with any potential real estate need. JF Real Estate has obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



## Building 3 Garage



## Building 3 Office



31 Madison Boulevard  
Canastota, NY 13065

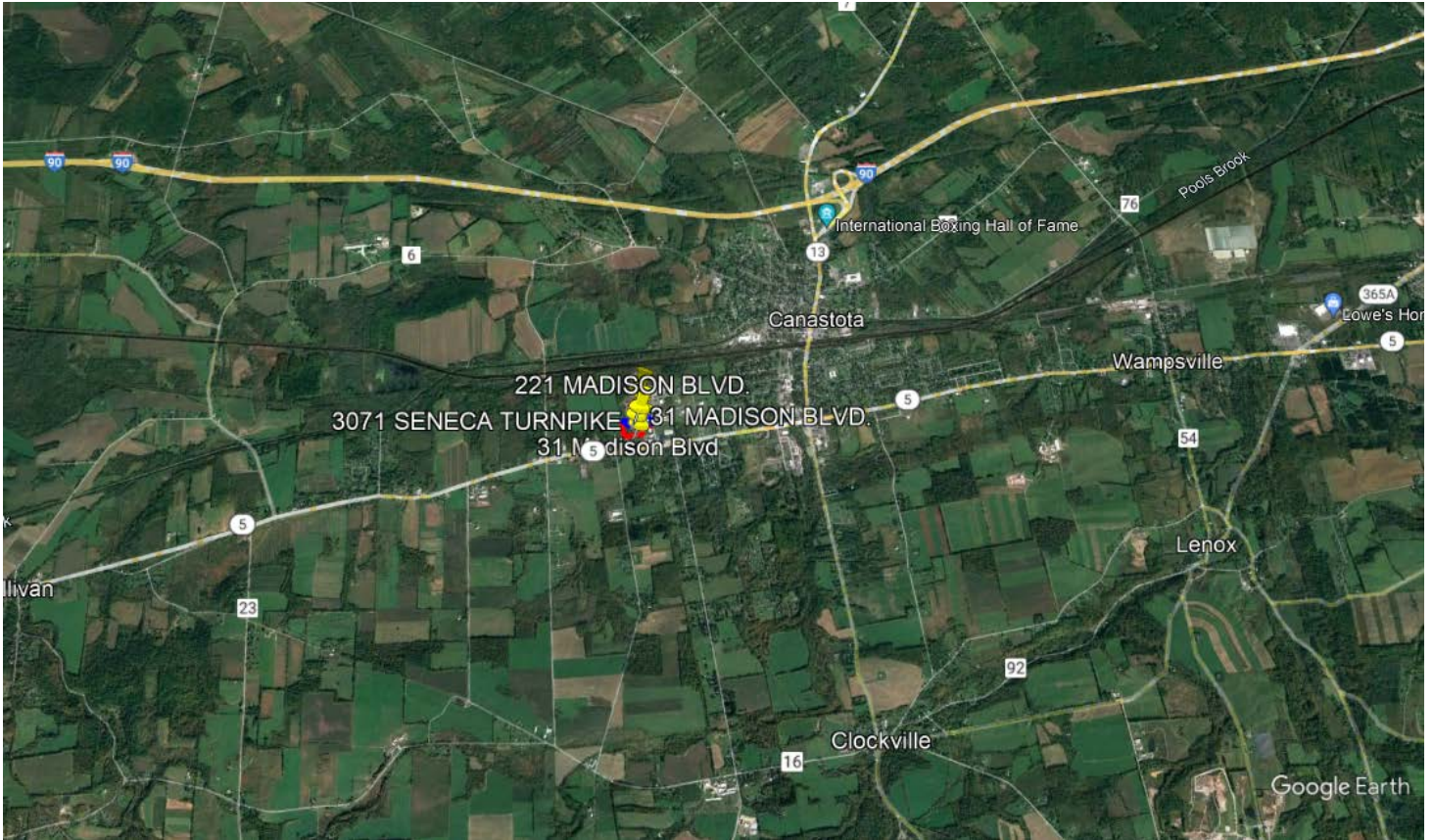
www.jfrealestate.com



We specialize in Commercial and Residential leasing and sales to help you with any potential real estate need. JF Real Estate has obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# 31 Madison Boulevard Canastota, NY 13065

www.jfrealestate.com



We specialize in Commercial and Residential leasing and sales to help you with any potential real estate need. JF Real Estate has obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.