

INDUSTRIAL BUILDING FOR LEASE

657 BASKET ROAD | WEBSTER, NY



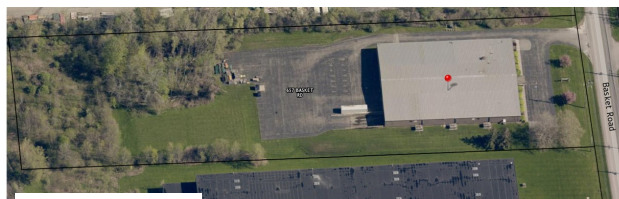
\$9.75/SF/YR NNN

STAND-ALONE MANUFACTURING / WAREHOUSE FACILITY

Approximately 30,000 SF stand-alone industrial building on 5 acres in Webster. The building includes approximately 27,000 SF of warehouse/manufacturing space and 3,000 SF of office/support space with five offices.

PROPERTY HIGHLIGHTS

- ±30,000 SF stand-alone industrial building
- ±27,000 SF warehouse / manufacturing area
- ±3,000 SF office / support area; 5 offices
- 16'9" to 20'6" ceiling heights
- 1,600-amp, 480V, 3-phase power
- 2 loading docks and 1 drive-in door
- Oversized 16' W x 14'7" H drive-in door
- ±25' column spacing; ±47'9" between lines
- ±5-acre site with truck maneuvering area
- Potential outdoor storage



±5-ACRE SITE

CHRIS PASSERO | BROKER / OWNER

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