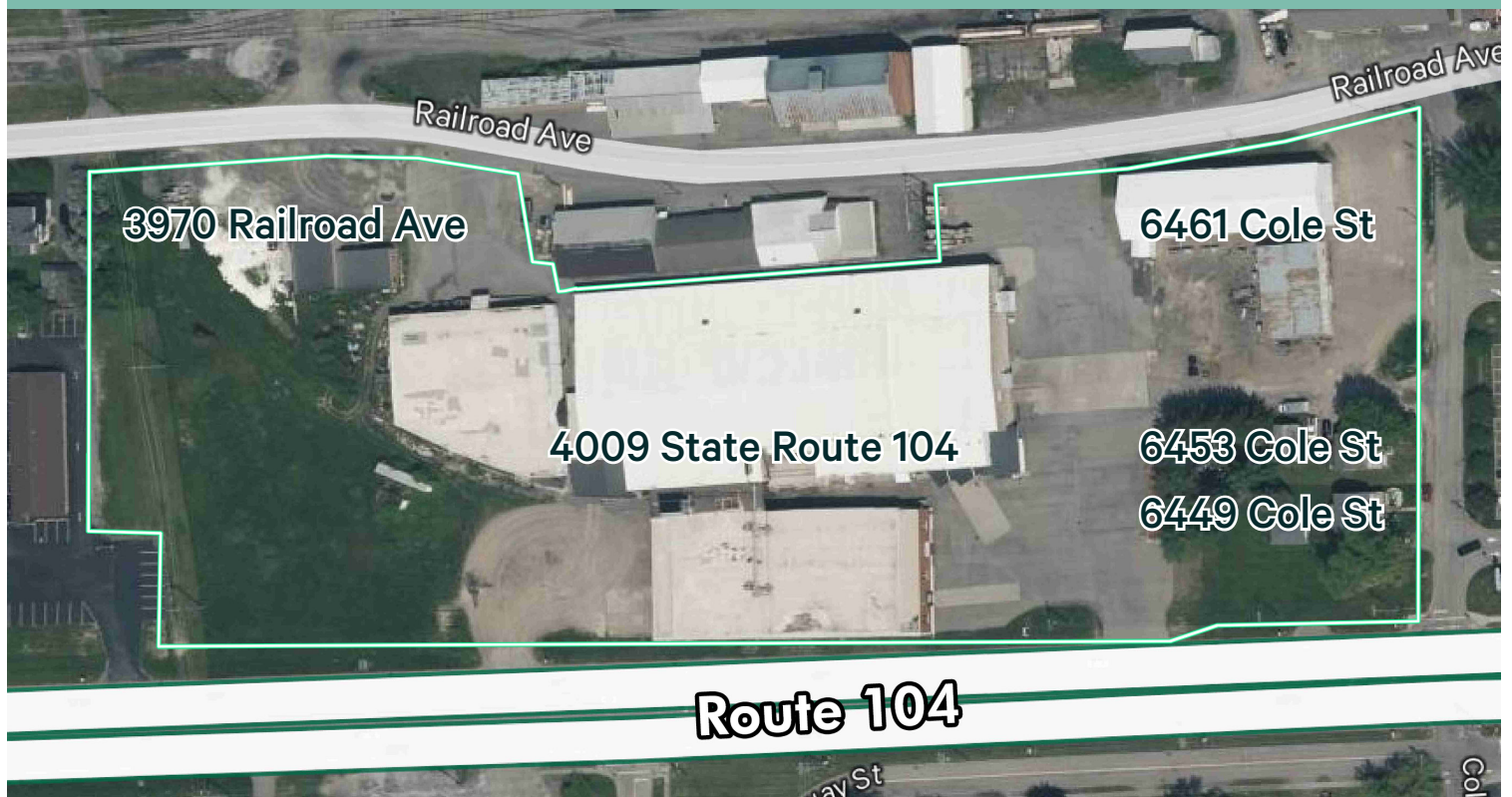


Cold Storage Complex

Refrigerated and Freezer Space

4009 State Route 104
3970 Railroad Ave
6461, 6449, 6453 Cole St
Williamson, NY 14589

Approximately 136,000 Square Feet of Cold Storage Space



Offering Overview

Located on New York State Route 104 in the Town of Williamson, this eight building cold storage complex offers approximately 1.74 million cubic feet of refrigerated and frozen space. The property is well positioned to serve the needs of Wayne County's diverse agricultural production which includes orchards, vegetable farms, dairy farms, food/beverage manufacturing and nurseries.

Offering Details

- + 142,953 Square Feet (Total)
- + Approximately 1.74 Million Cubic Feet of Refrigerated and Frozen Space
- + 8.63 Acres (6 Parcels)
- + Sale Price: \$3,100,000

Property Overview

Address	Size	Description	Notes
4009 State Route 104	125,101 SF	Cold Storage Building (90,118sf)	Cold Storage Building 90,118sf - 2 Floors, 400 amp electrical service, 6 ammonia cooling units, 12'-13' clear height in two-story areas, 22'-23' clear height in one-story areas. 4 controlled atmosphere rooms. 975,672 cubic feet.
		Sub-Zero Building (21,223sf)	Sub-Zero Building (21,223sf) - Comprised of 4 sub zero (-2 F) storage units, 1 freight elevator, 4 ammonia cooling units, 17' clear height, 325,703 cubic feet.
		Cold Storage Building (13,760sf)	Cold Storage Building (13,760sf) - 200 amp electrical service, 1 ammonia cooling unit 15'-16' clear height, 208,110 cubic feet
3970 Railroad Ave	3,548 SF	Equipment Storage & Maintenance	100 amp electrical service, 3 overhead doors, oil furnace for heat
6461 Cole St	11,600 SF	Cold Storage Building (8,000sf)	Cold Storage Building - 3 overhead doors, 3 freon air-conditioning units provide cooling only, 24' clear, 192,000 cubic feet
		Service/ Cold Storage Building (3,600sf)	Service Storage Building - Building converted to cold storage. 200 amp electrical service, 3 overhead doors, 12' clear height 43,200 cubic feet
6453 Cole St	1,248 SF	Single Family Residential	2-story, 3 bedroom house built in 1940
6449 Cole St	1,456 SF	Single Family Residential	2-story, 3 bedroom house built in 1910

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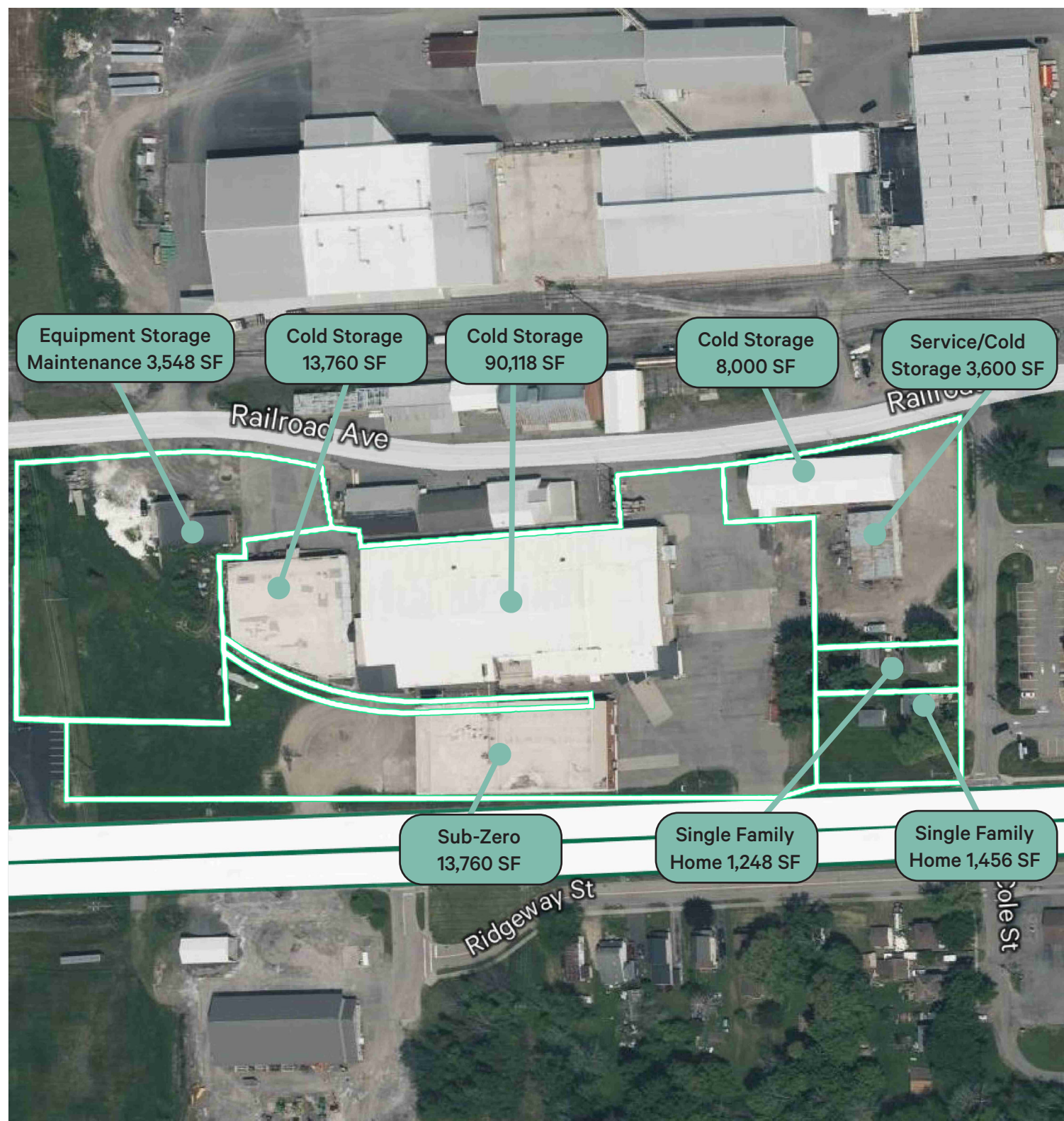
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Cold Storage Space

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For Sale



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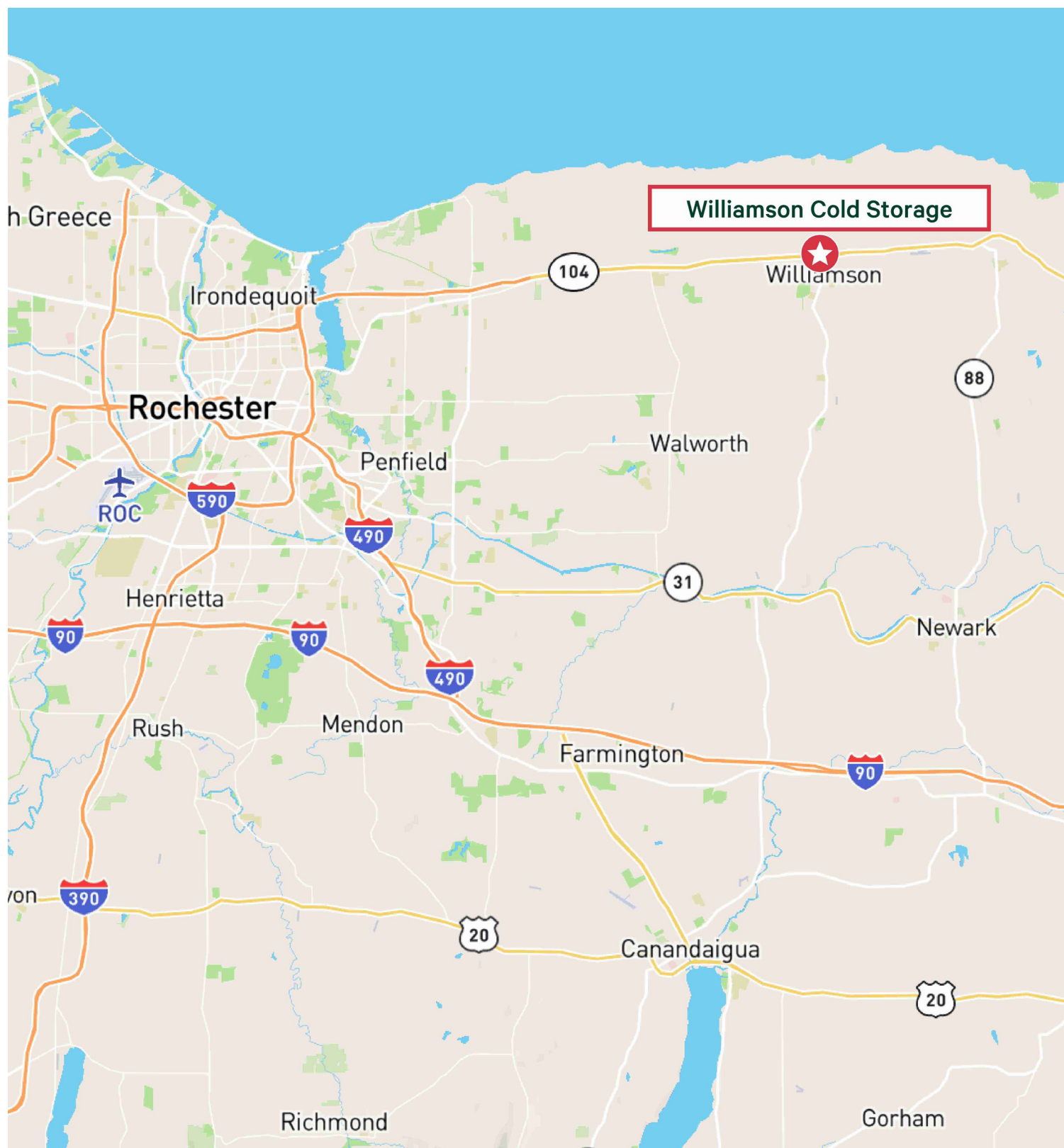
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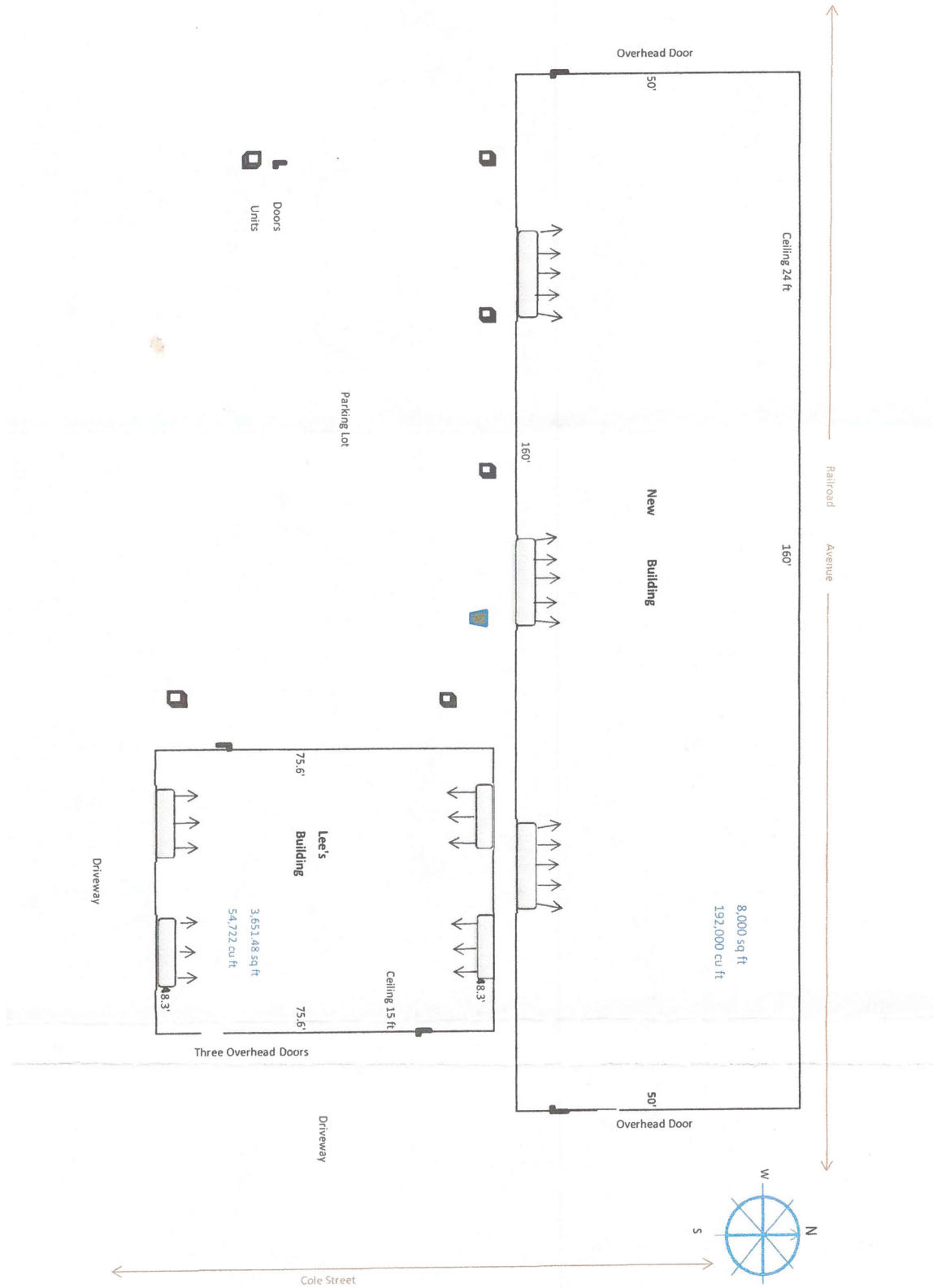
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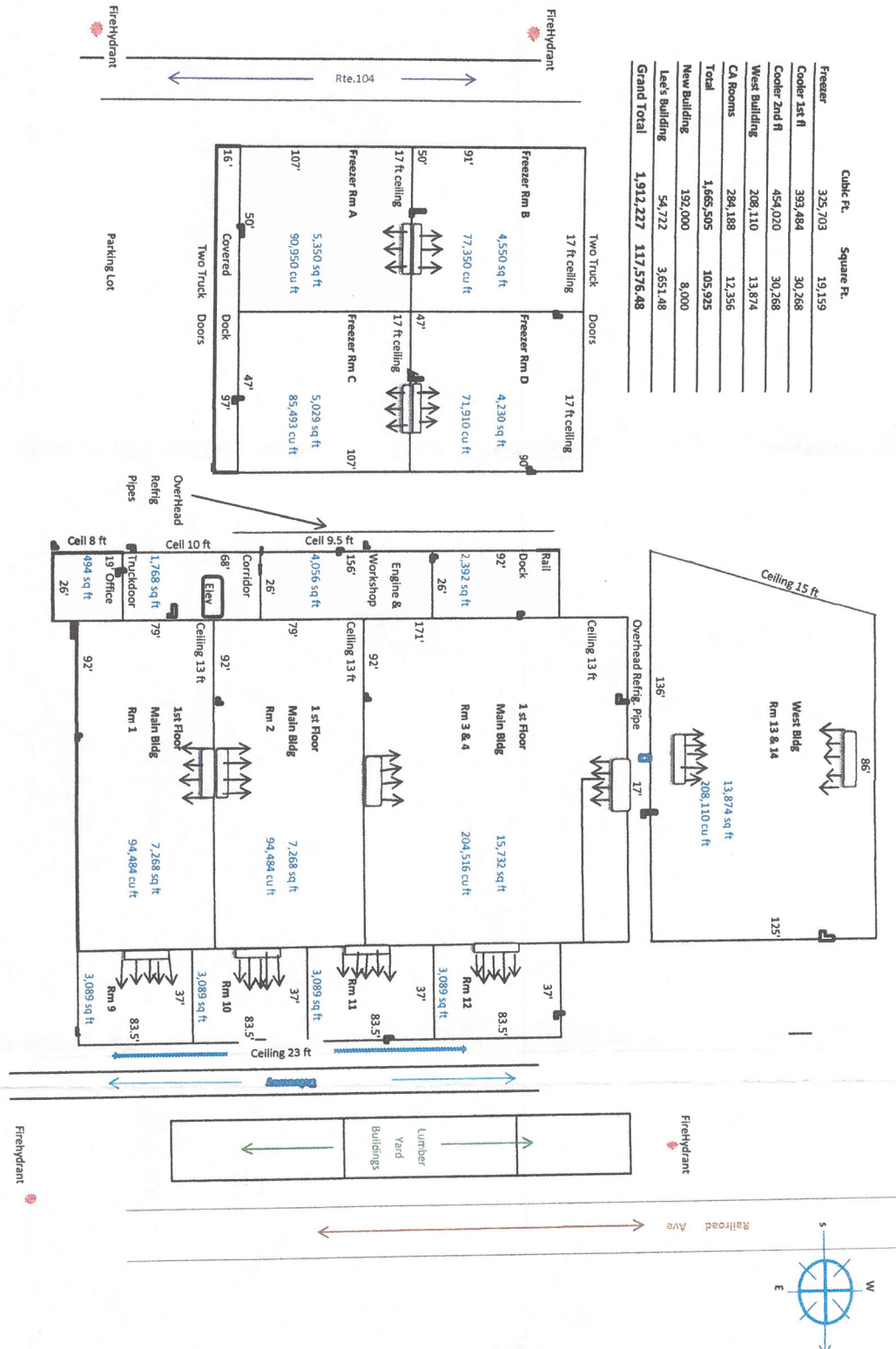
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4009 State Route 104 | Williamson, NY 14589

For Sale

	Cubic Ft.	Square Ft.
Freezer	325,703	19,159
Cooler 1st fl	393,484	30,268
Cooler 2nd fl	454,020	30,268
West Building	208,110	13,674
CA Rooms	284,188	12,356
Total	1,665,505	105,925
New Building	192,000	8,000
Lee's Building	54,772	3,651.48
Grand Total	1,912,227	117,576.48



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