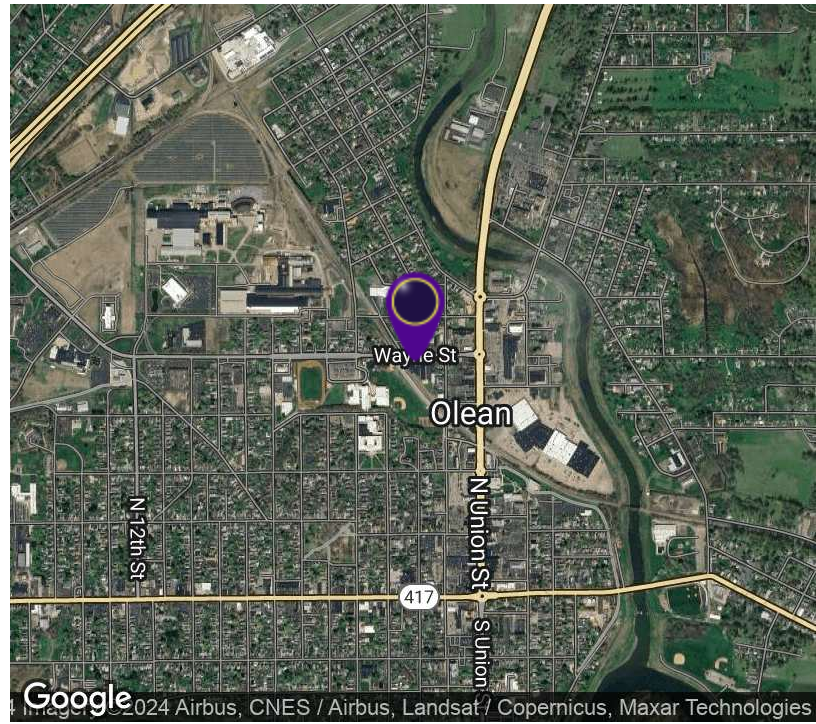


20,000+/- SF Warehouse & Manufacturing Space
 317 Wayne Street, Olean, NY 14760



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Available SF: | 20,000 SF |
| Lease Rate: | \$5.95 SF/yr (NNN) |
| Lot Size: | 4.0 Acres |
| Building Size: | 37,360 SF |
| Renovated: | 2019 |
| Zoning: | Industrial |

PROPERTY OVERVIEW

Excellent opportunity for any business looking to lease warehouse or manufacturing space with 1st floor offices and newly finished private professional offices on the 2nd floor. This property located on Wayne Street has easy access to the entire downtown Olean area and all the surrounding businesses. This building is approximately 37,360+/- SF on 4+/- acres of land. Parking on both sides of the building with additional drive-in access in the rear of the property. This building was built in three stages which expanded the warehouse space and added 4 truck docks, 1 drive-in door, & 1 grade-level door. The warehouse is very well maintained and has been routinely updated and serviced. The roof has both flat rubber and a-frame sections that have been updated, replaced, and sustained over the years and are in excellent condition. The building contains 3 phase power which was distributed through the entire warehouse portion of the building. Multiple gas hanging heaters are located in the warehouse providing ample heat to the entire space. Centrally located is a fully functional roof AC unit as well as the section of the warehouse with 18' ceiling heights. Directly in the corner of the property facing Wayne Street are the office for the property which was renovated from 2010 up to the early 2020s. The first floor, there are 4 offices and storage making warehouse and office space easily accessible. Second floor has 3 large executive offices with bathrooms & storage. The owner is looking to lease the space and has cleared out all of the former businesses' machinery making the space available to occupy immediately.



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PROPERTY SUMMARY

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LOCATION DESCRIPTION

Located in the heart of downtown Olean this property is within close proximity to all the shopping, retail, and entertainment as well as other businesses. Being next to North Union's roundabout the accessibility to all major roadways is easily reached including Southern-Tier Expressway 86, Route 417, & Route 16. Close proximity to Bradford, PA.

PROPERTY HIGHLIGHTS

- Renovated Warehouse / Office in Olean, NY
- Site has Water, Sewer, 3 Phase Power, Gas, Telephone, Internet
- 12' Up To 18' Ceiling Height
- Ample Paved Parking on Both Sides of the Building
- Executive Offices located on the Second Floor
- Easy Access to Southern-Tier Expressway 86
- Additional Cold Storage 4,032+/- SF stand alone building
- Available to Occupy Immediately.
- 4 Docks, 1 Grade Level Door, & 1 Drive-In Door
- Rail siding along the west portion of the building be available again



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ADDITIONAL PHOTOS

20,000+/- SF Warehouse & Manufacturing Space
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ADDITIONAL PHOTOS

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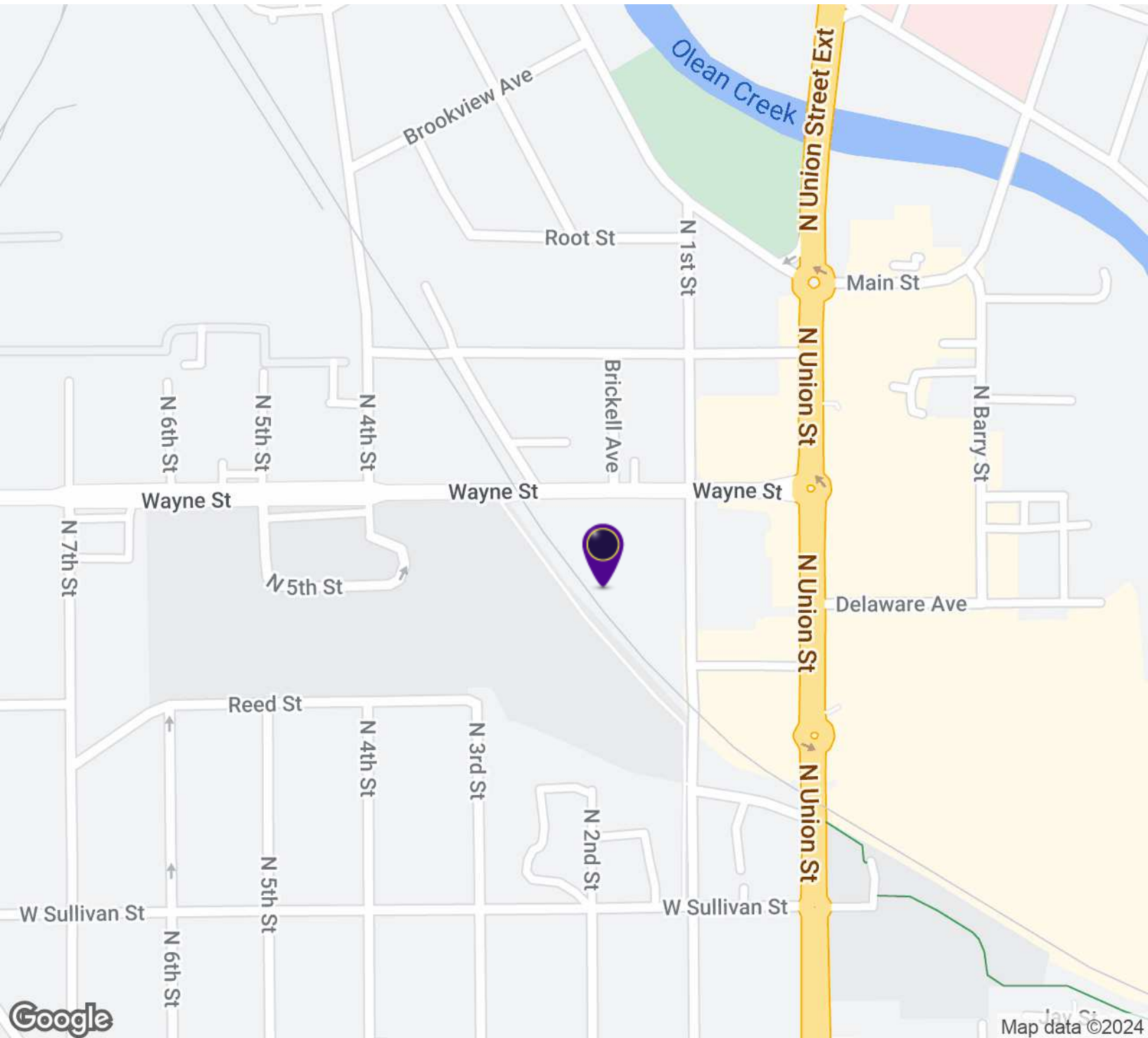


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LOCATION MAP

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