### FOR SALE 310 E Elmwood Avenue Falconer, New York



Pyramid Brokerage Company

### 145,000 <u>+</u> SF Manufacturing Building

Building Features	
Building Size	145,000 <u>+</u> Sq. Ft.
Lot Size:	28.64 <u>+</u> Acres

#### **Property Highlights**

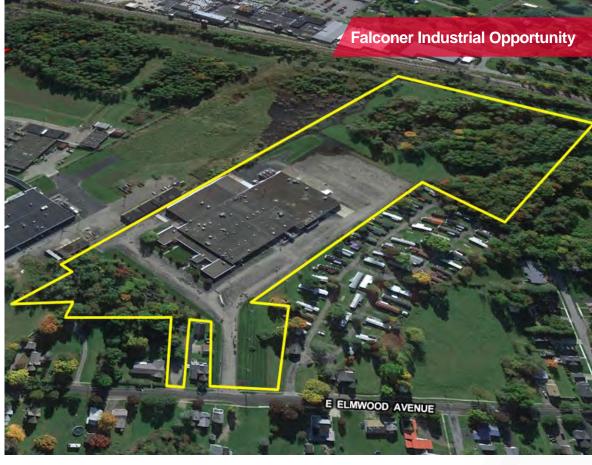
- Large-scale manufacturing facility in Falconer, NY
- Ideal location for servicing New York, Ohio, Pennsylvania, and Canada
- Lab space connected to the office and manufacturing areas
- Features ten (10) dock doors and three (3) grade level doors
- Two cleanrooms
- Heavy power supply
- Includes 7.5-ton and 8-ton cranes
- Close proximity to I-86 (Southern Tier Expressway)
- Ideal for: manufacturing, light assembly, warehousing, distribution, storage

Demographics	1 Mile	3 Miles	5 Miles
Population	2,031	15,350	38,116
Average H.H. Income	\$68,738	\$63,815	\$65,122

Source: ESRI Business Analyst 2024

#### Contact

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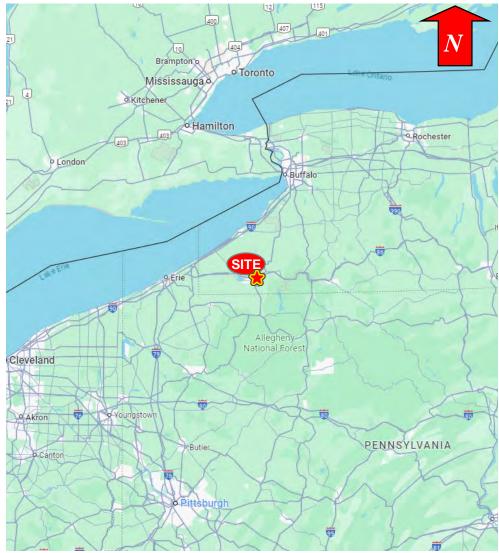
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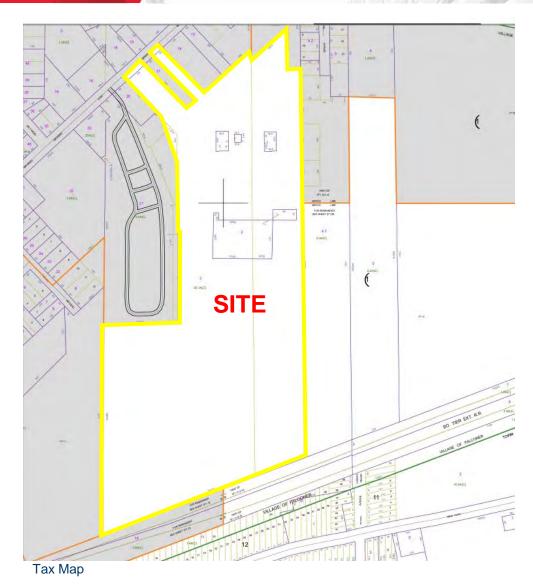
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Location Map

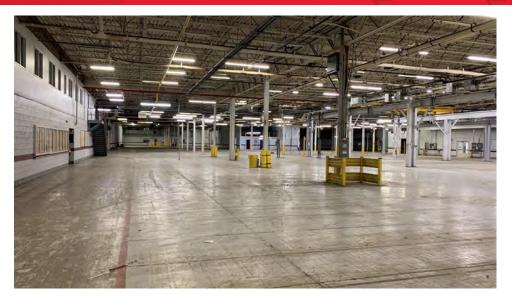
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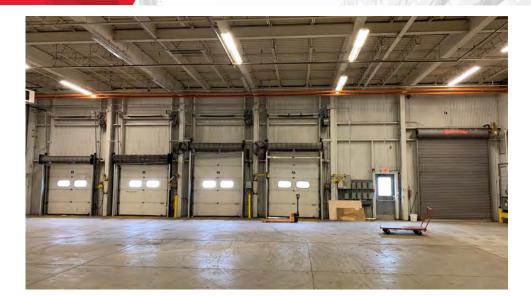
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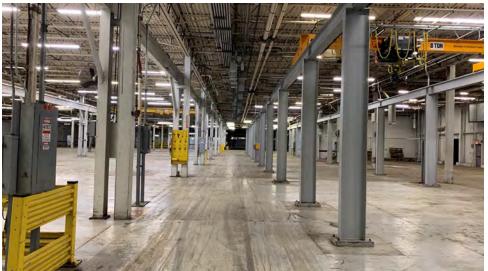
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**Property Photos** 



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