



## 225-227 East Ave

225-227 East Ave, Albion, NY 14411



### Igor Valoshka

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## 225-227 East Ave

\$3.00 /SF/YR

Well designed warehouse with all amenities. Self standing building. 480v eclectic capacity. Multiple furnaces.

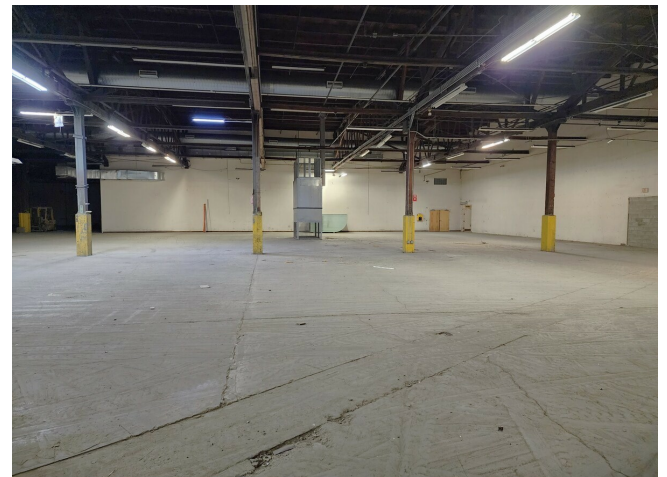
About 60,000 sqft of warehouse with 4,000 sqft of offices. 2 acre parking lot. Sprinkler System.

3 docks and 3 drive-in 16 ft doors. Can't go wrong at the price \$2.00-\$3.00 per sq ft depending on the usage.

Mainfauufacturing, cold storage, trucking terminal. 1 hour from Canadian border and 30 Minutes from Rochester or Buffalo.

Property is also for sale....

- Endless opportunity with 24 foot ceilings
- Ideal for a truck terminal, manufacturing, warehouse, storage, etc...



Rental Rate:	\$3.00 /SF/YR
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Min. Divisible:	10,000 SF
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Property Type:	[object Object]
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Property Subtype:	Self-Storage
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Year Built:	1950
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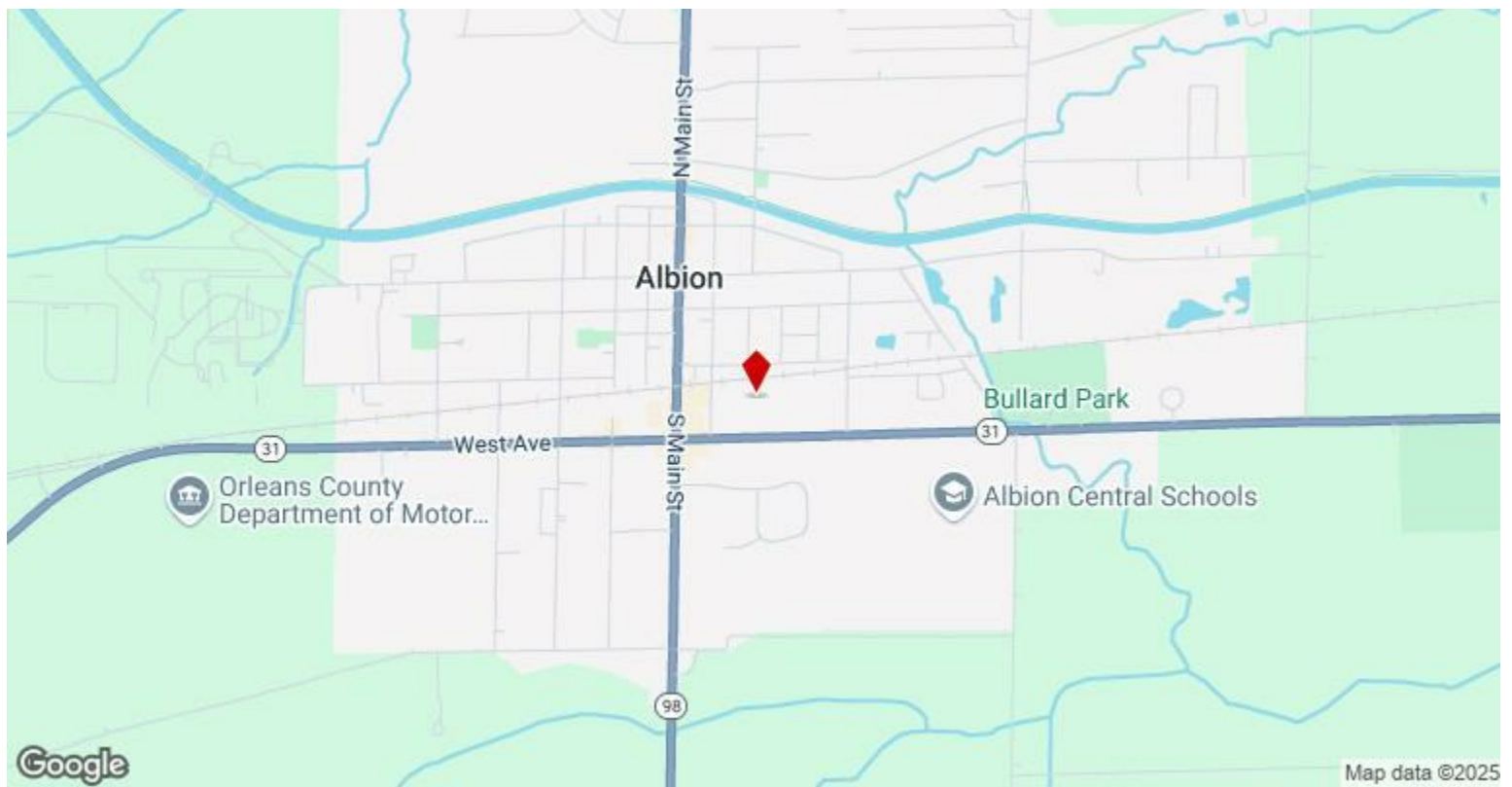
Rental Rate Mo:	\$0.25 /SF/MO
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1

1st Floor

Space Available	10,000 - 64,100 SF
Rental Rate	\$3.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	15,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

The space is available and landlord is willing to build to suit tenant needs.



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## Property Photos



227 East Ave Parking