


26 Steele Ave  
Arcade, NY 14009


Motivated Seller  
Property For Sale  
Excellent Condition




## Property Overview

 **SPACE AVAILABLE**  
37,235 SF

 **ASKING RATE**  
Call for pricing

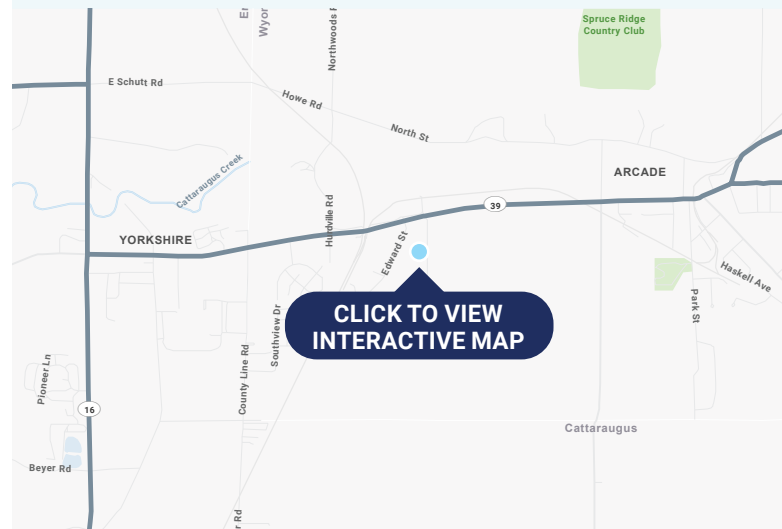
 **TIMING**  
Immediately

 **PARKING**  
390+ spaces

 **General Office/  
Warehouse,  
distribution, or  
specialty**

 **FURNITURE  
Available**

## Location Overview



## Contact Information

**BOB MOORE**  
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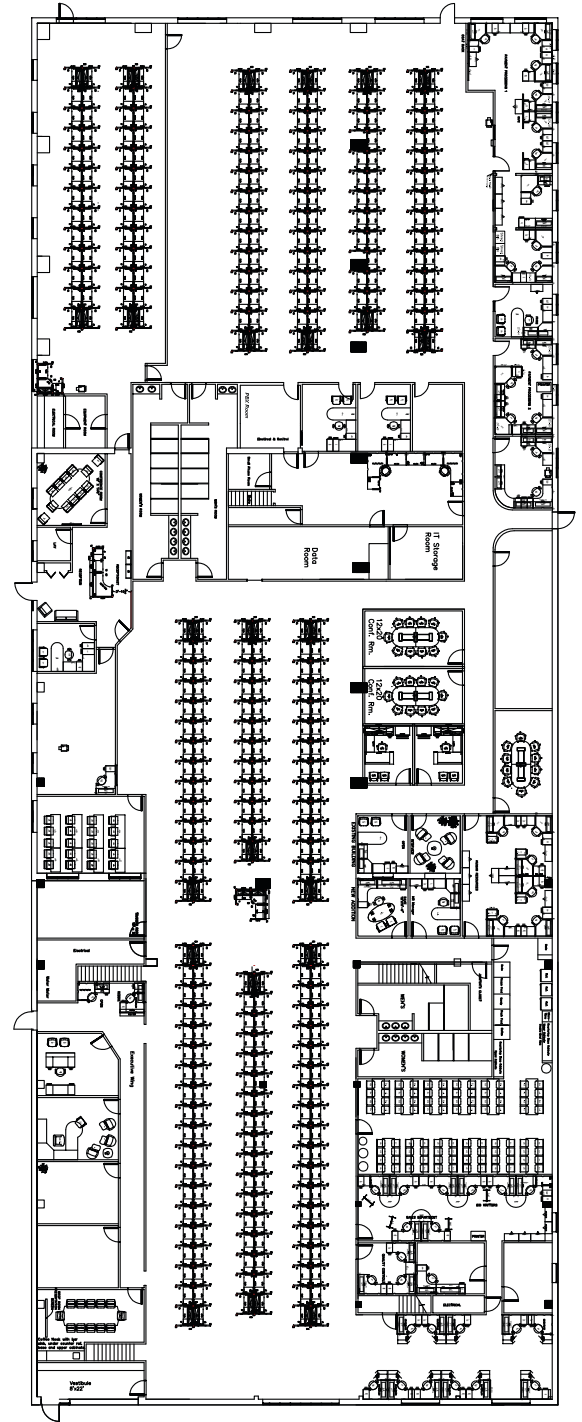
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37,235 SF

## Building Attributes:

- 16' and 20' clear height allows for conversion to industrial uses
- 12 private offices on the first floor, 18 mezzanine office spaces with elevator access
- 8 conference/meeting rooms
- Large open areas for high-density workstations
- Metal roof, new rooftop HVAC units
- Data rooms with backup generator
- Located just off Rt. 39, approx. 2 miles from Rt. 16



1st Floor



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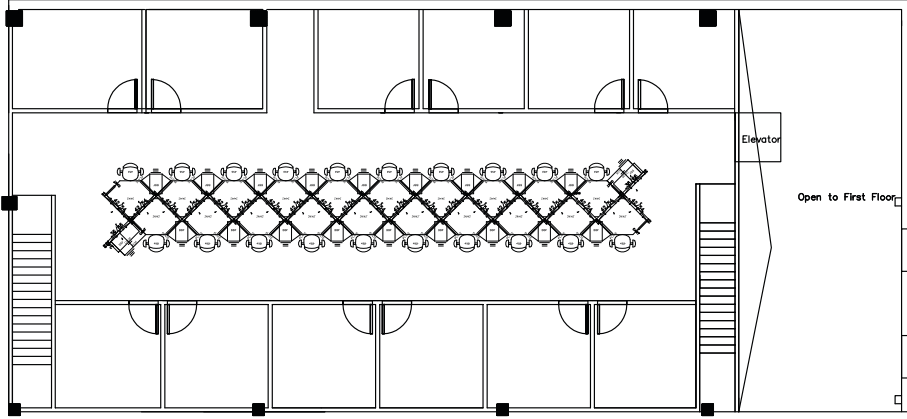
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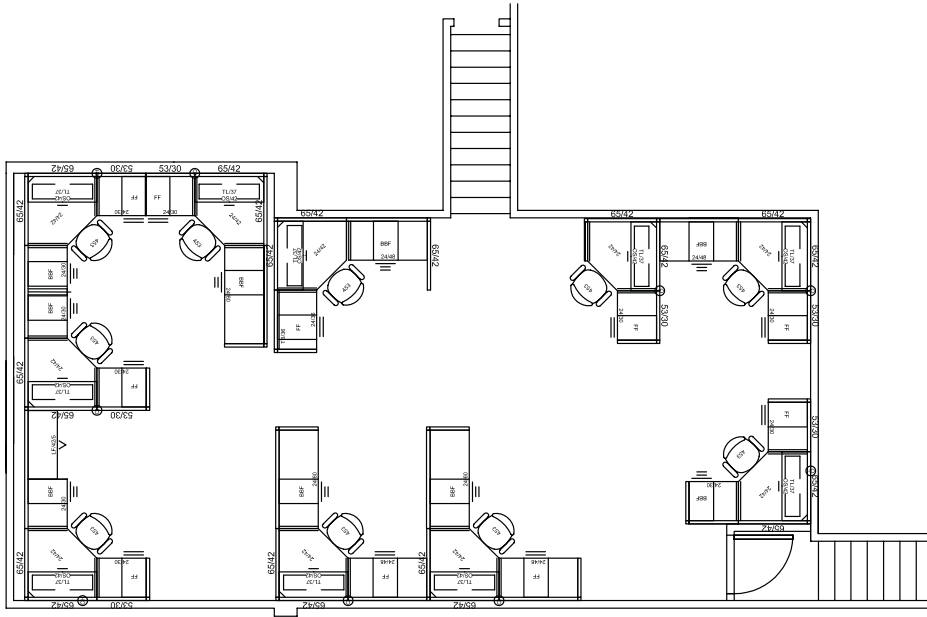


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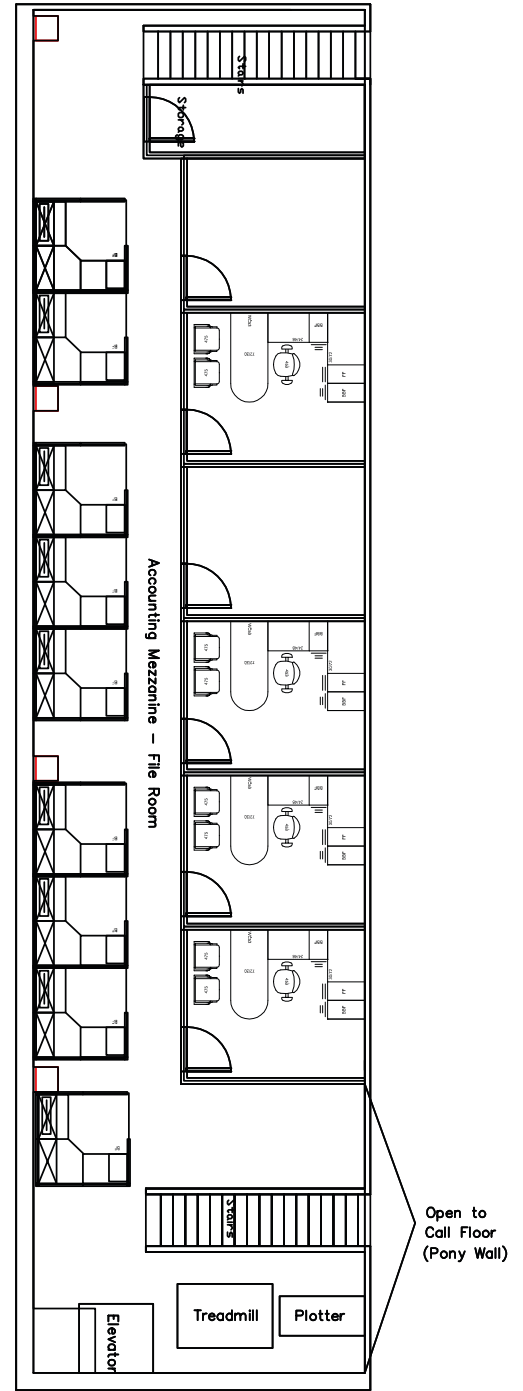
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West Mezzanine



South Mezzanine



East Mezzanine

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