

- 13,460sf on +/- 1 Acre
 - Ground Level Space 12,160sf
 - Plus 1,300sf Beautiful Space Used as Office or Other
- Ceilings: 20' In Majority of Warehouse 18.5' in 4,000sf
- **New Membrane Roof (Currently Installing)**
- 1 Loading Dock + area for additional dock
- 3 Drive-In Doors
- HVAC +/- 10 Years Old
- **All New Windows**
- Oil Heat but Gas on Street
- **Connected to Sewers**
- Fire Sprinkler System
- **Full Concrete Parking Lot & Yard**



MARIO ASARO SIOR

PRESIDENT/ BROKER

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LOW TAXES \$29,786

IDA Tax Abatement Can Reduce Even More

Sale Price: \$3,850,000/\$286/ft































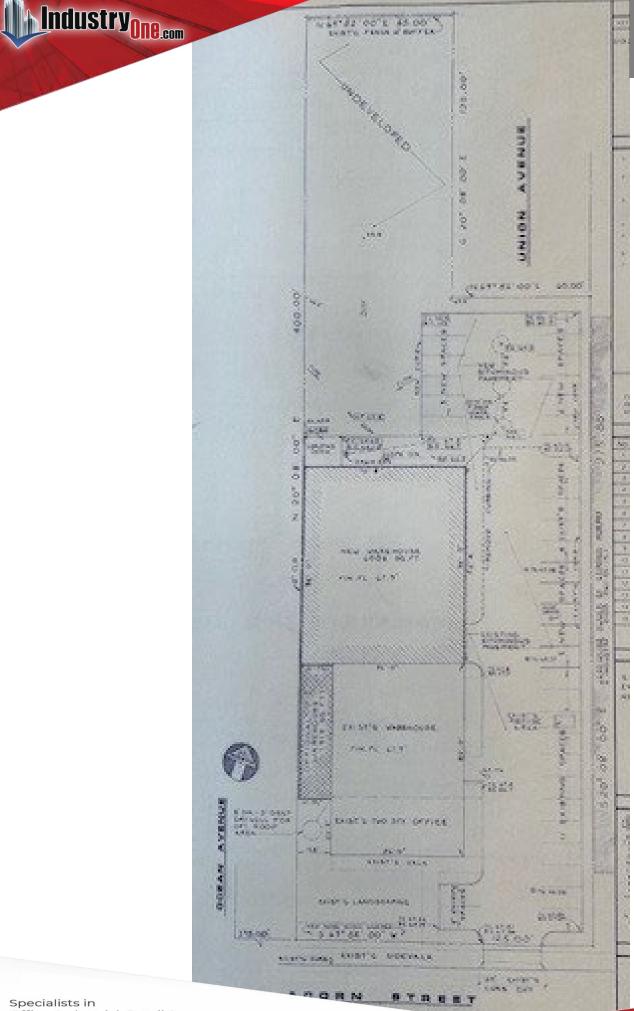


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