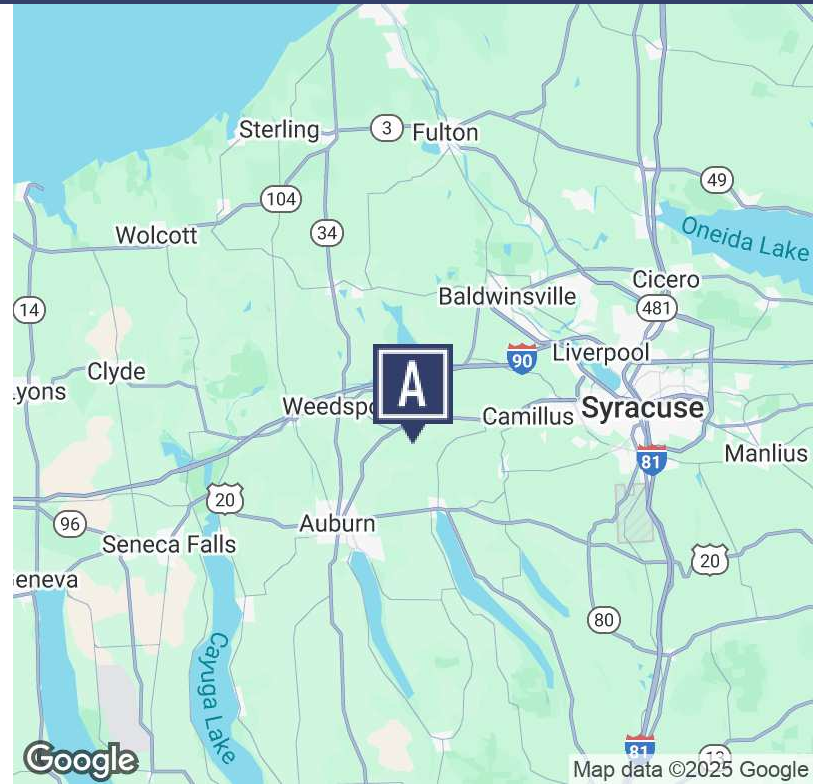


4939 JORDAN RD
Elbridge, NY 13060

FOR SALE



SUMMARY

Sale Price:	\$1,295,000
Building Size:	44,000 SF
Lot Size:	4.83 Acres
Price / SF:	\$29.43
Year Built:	1952

OVERVIEW

This industrial complex is comprised of a series of interconnected buildings totaling 44,000 SF with multiple access points for loading both from truck docks and grade level doors. There is a 4,000 AMP Electric Service on site, with multiple feeders. The site has 4.83 Acres of land, there is room for outside storage as well. This is a great facility for single tenant or multi tenant use.

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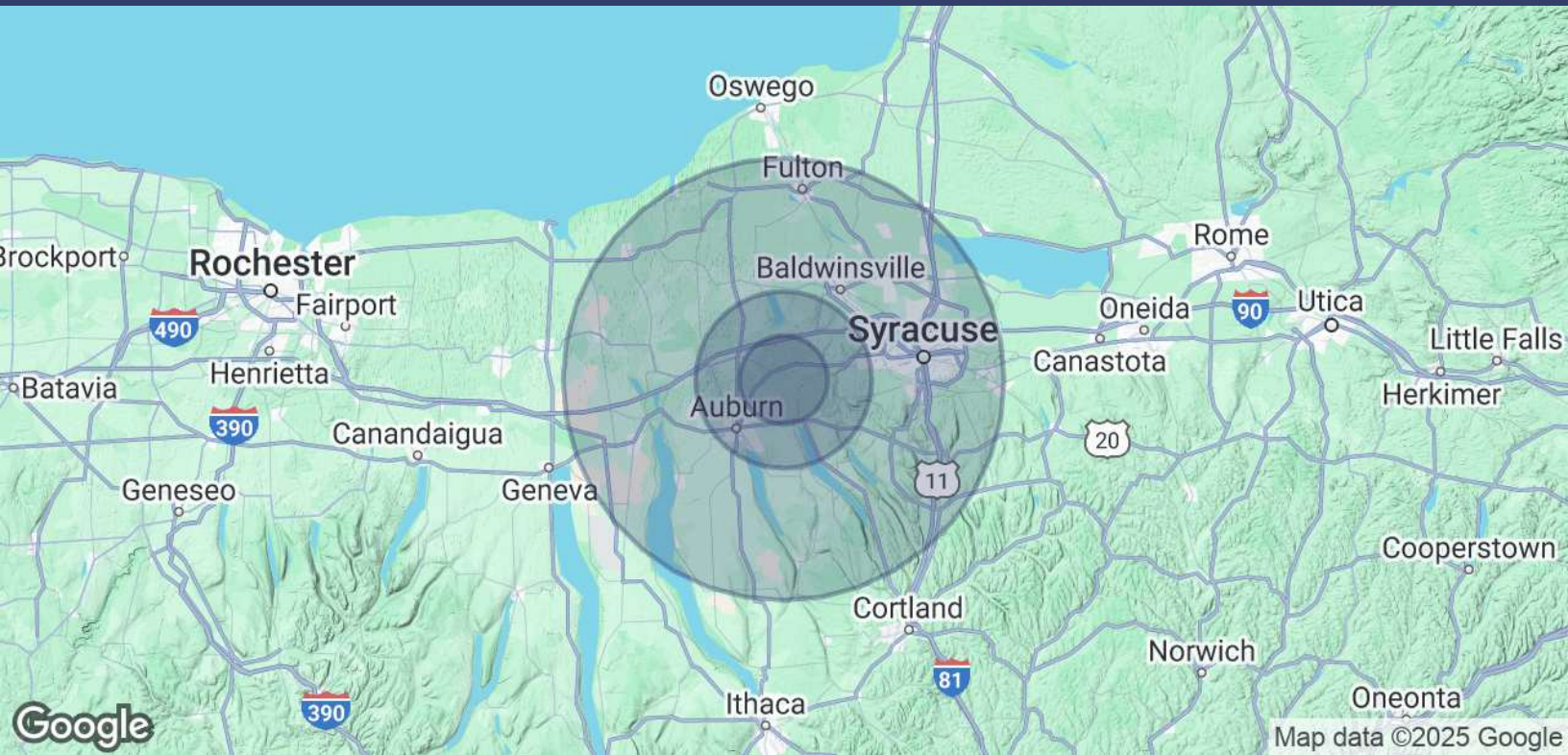
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ADDITIONAL PHOTOS



PROPERTY HIGHLIGHTS

- 4,000 AMP 277/480 VOLT 3 PHASE SERVICE
- 44,000 SF
- 4.83 Acres
- \$29.43 per square foot
- Interconnected buildings
- Multiple loading points



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	13,433	67,419	554,365
Average Age	45	44	41
Average Age (Male)	44	43	40
Average Age (Female)	46	45	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	5,637	28,657	230,583
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$106,327	\$94,436	\$91,632
Average House Value	\$328,605	\$284,489	\$229,565

Demographics data derived from AlphaMap