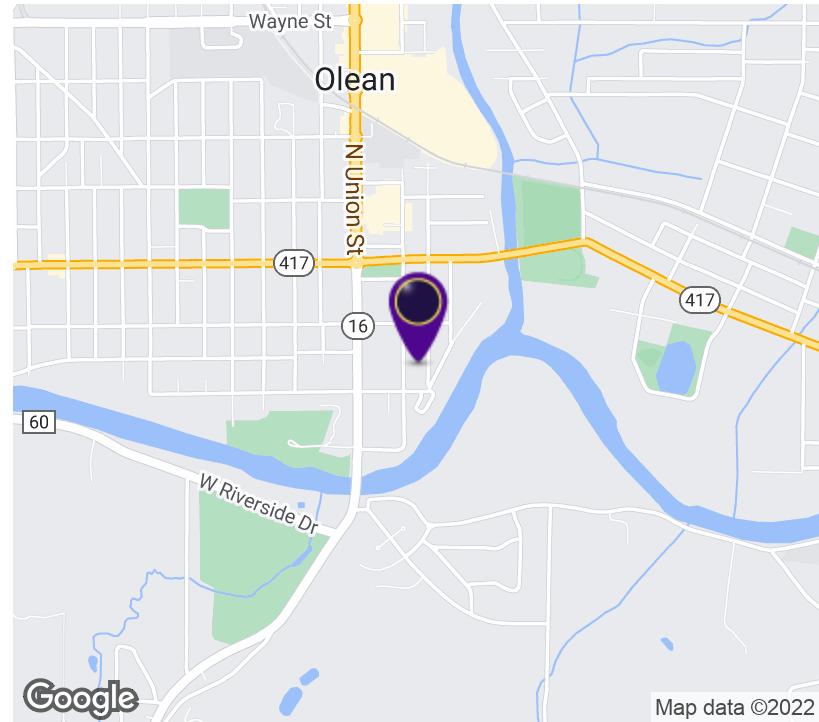


Warehouse Space

230 South Clinton, Olean, NY 14760



OFFERING SUMMARY

Sale Price:	\$995,000
Available SF:	10,000 - 90,000 SF
Lease Rate:	\$4.95 SF/month (NNN)
Lot Size:	1.79 Acres
Building Size:	90,000 SF
Zoning:	Industrial
Price / SF:	\$11.06

PROPERTY OVERVIEW

Large Warehouse-Flex building property sitting on 1.79+/- acres of land situated on 3 floors with approximately 78,000+/- SF on first floor and 6,000+/- SF on second and third floors. Four dock doors on Clinton Side and five dock doors on Barry St. Many new capital improvements over the last several years include a new office 20'X40' or 800+/- SF, \$63,000 alarm/camera system, an office addition in 2008 costing over \$153,000, new roof on back portion of the building, infrared heat at building entrance, new bathroom in front warehouse, renovated basement, repaired elevator, new fence & gate on Clinton side, new lighting, new large drive-in door 14'x14', new insulation in shop area, and new steel front entrance door. New Concrete along front of building. The Industrial Development Agency in Olean offers an On The Job training program which reimburses partial employee wages during the training period determined by candidates' experience. This includes a .86+/- acre gravel parking lot across the street. This property is a great opportunity in a great neighborhood. Please contact the listing broker for more information.



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Warehouse Space

230 South Clinton, Olean, NY 14760



LOCATION DESCRIPTION

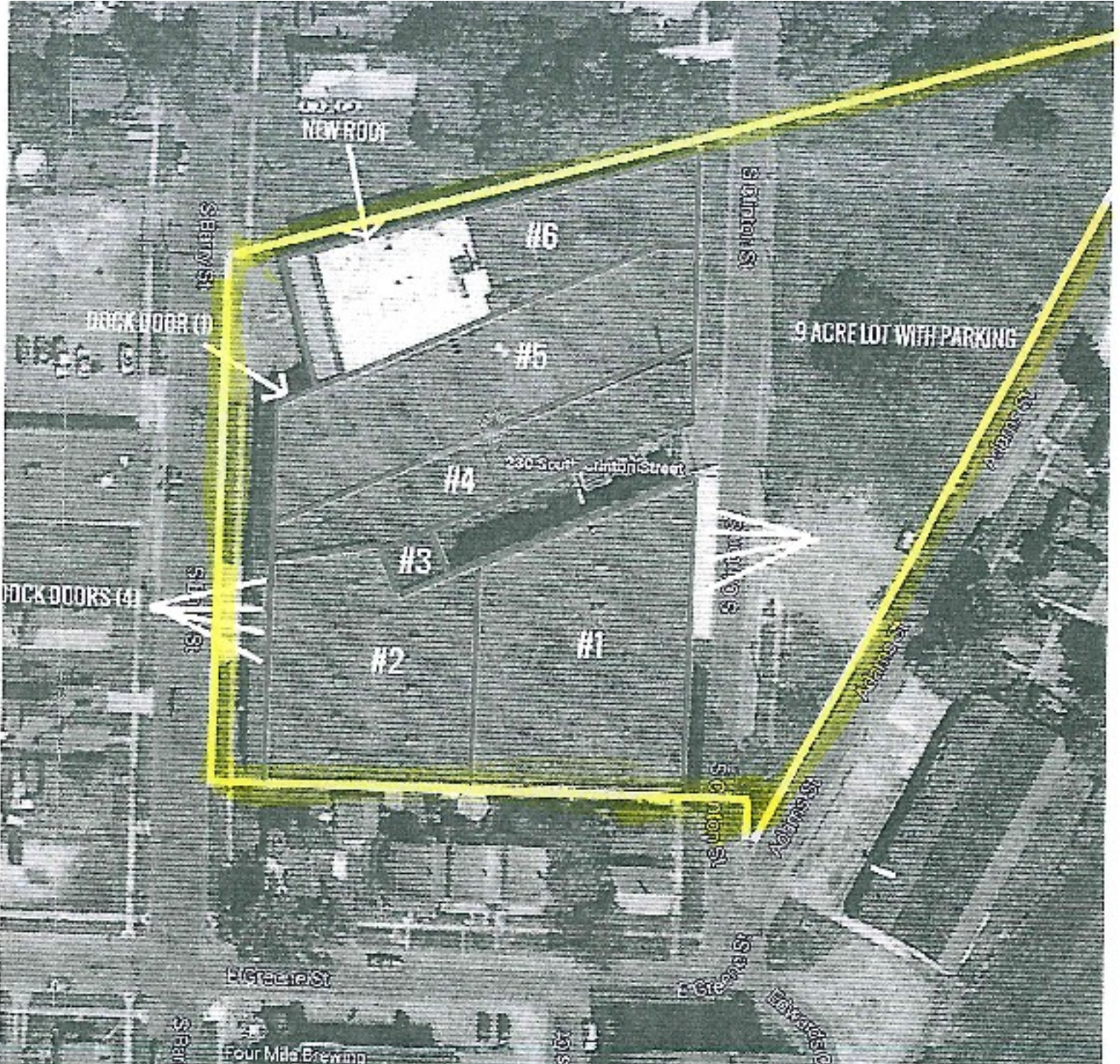
Great location near the corner of Union Road and West State St. Along side Allegheny River. Close proximity to PA and the I 86 Expressway. Wonderful, popular area to be in.

PROPERTY HIGHLIGHTS

- Many new capital improvements
- \$63,000 Alarm/Camera System
- New lighting in the warehouse
- Incentives for the Industrial Development Agency
- 1600 Amp Service 3 Phase Power
- City water and sewers
- Ceiling Height 16'-20'

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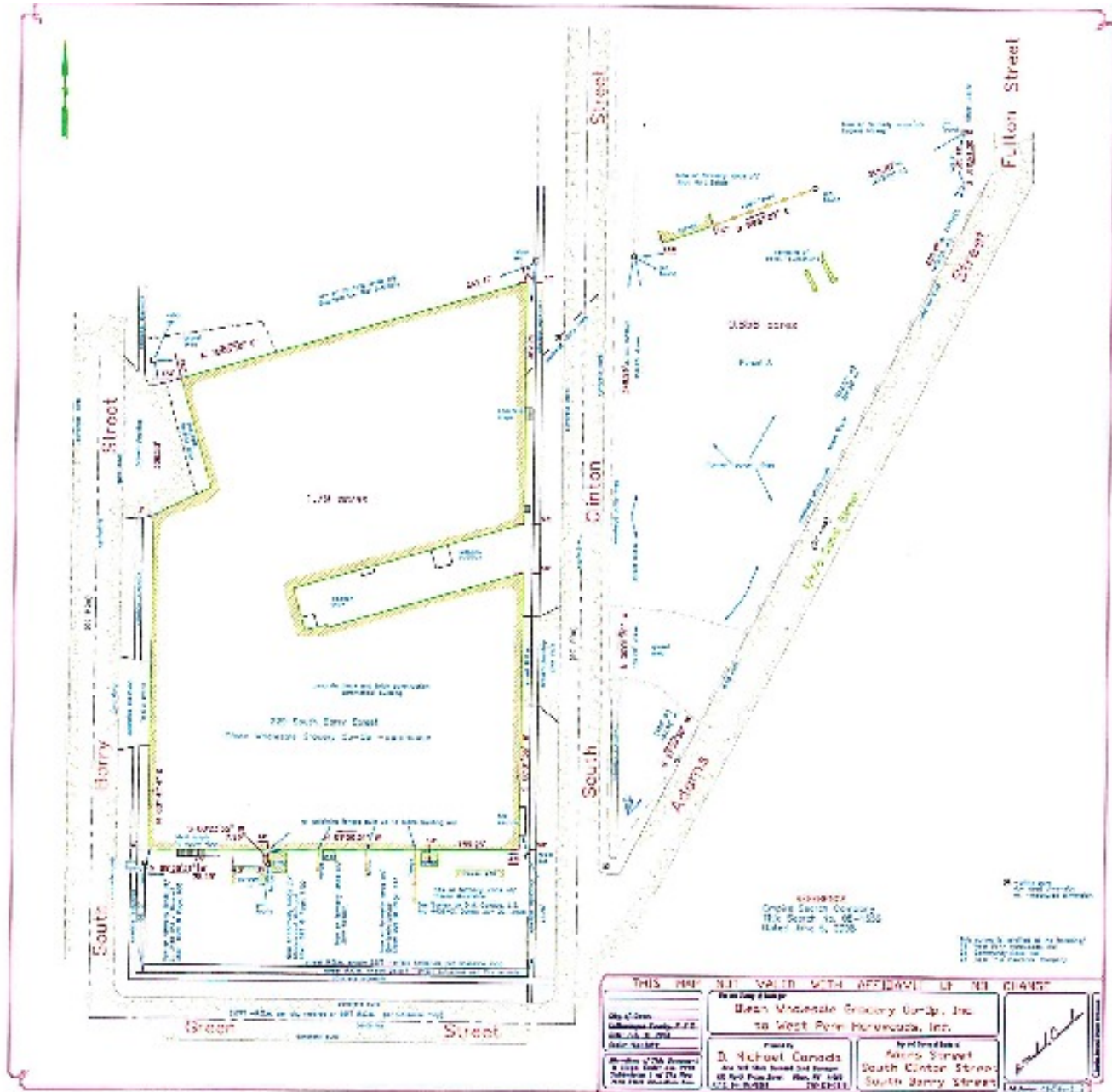


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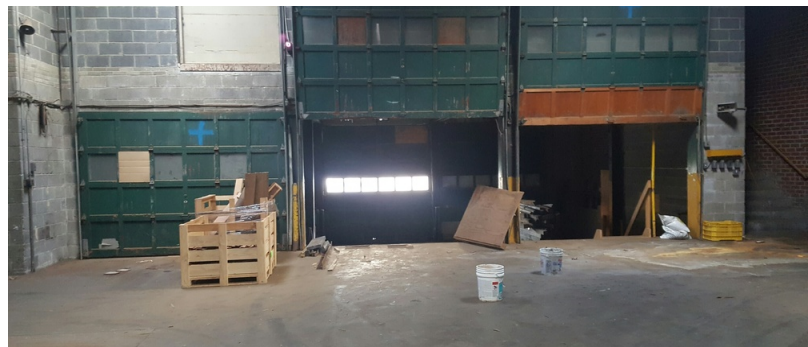
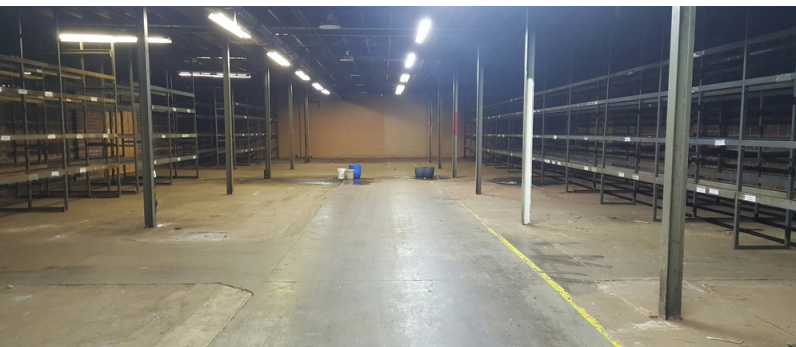
230 South Clinton, Olean, NY 14760



ADDITIONAL PHOTOS

Warehouse Space

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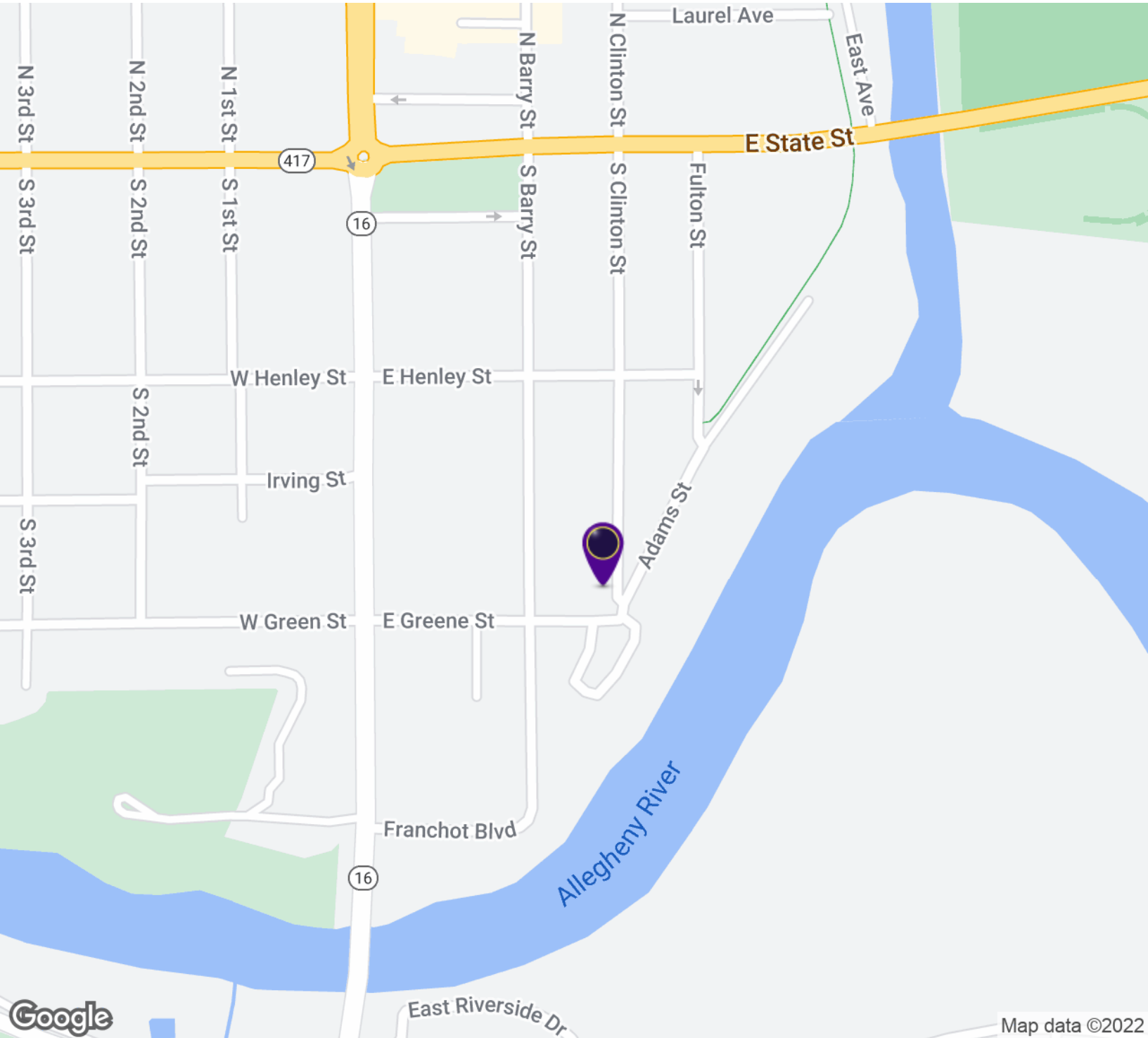


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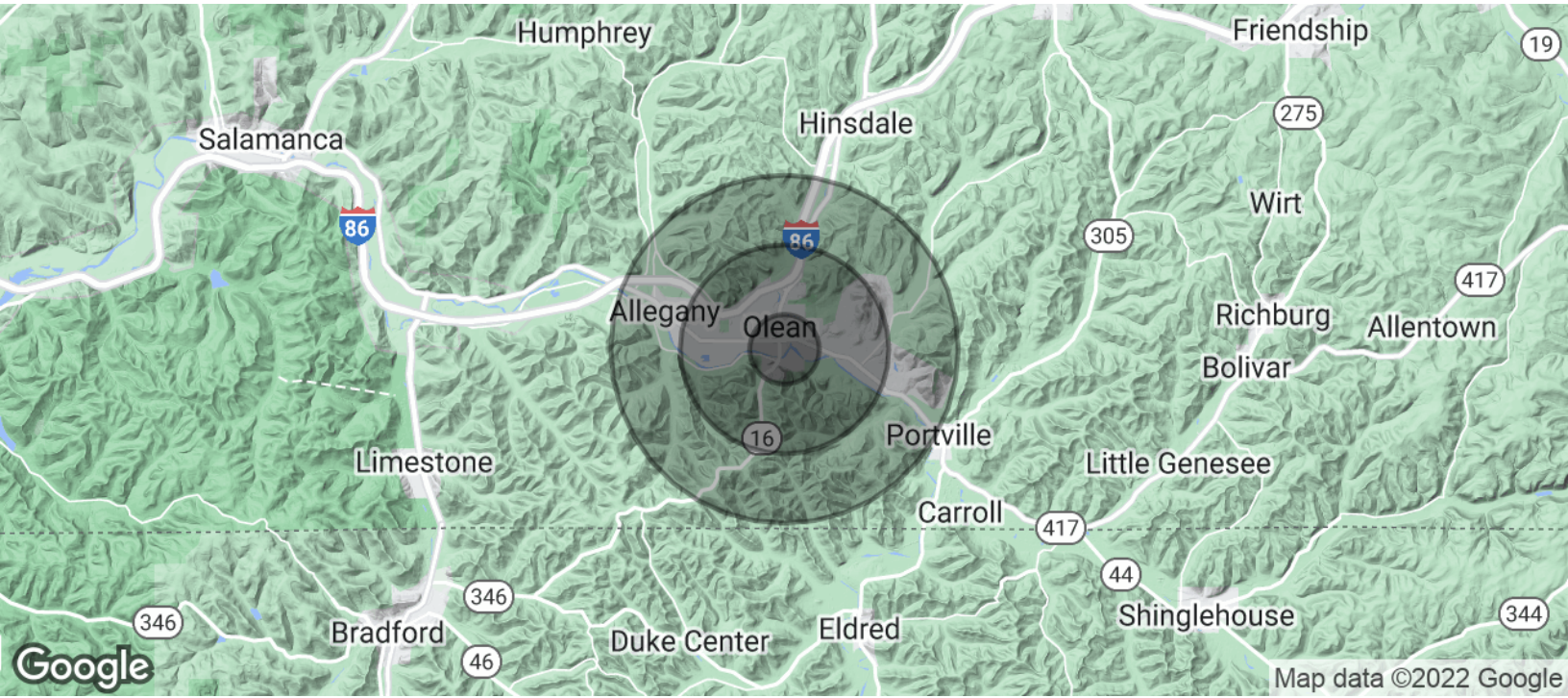


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,860	16,252	21,311
Average Age	32.6	37.5	39.4
Average Age (Male)	37.2	39.4	40.3
Average Age (Female)	32.5	39.3	40.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,824	7,795	10,003
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$48,762	\$53,420	\$56,528
Average House Value	\$158,236	\$113,237	\$109,693

* Demographic data derived from 2020 ACS - US Census



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