

FOR SALE OR LEASE

6546 Pound Road Williamson, NY



18,822 ± SF

Property Highlights:

- Research/Development/Manufacturing/Office
- Labs with ventilation hoods (2)
- Conditioned Server room w/ back up power
- ± 22,000 sq ft additional expansion pre-approved
- Skylights
- Security and Fire alarm
- Wet Sprinklers
- HVAC Heat Pumps
- Compressor with Processed Air
- Floor Drains
- Auxiliary Room ventilation
- Secure Product/material Cages
- Structural Steel Mezzanine
- Power 1200A
- 40ft tall experimental silo
- Potential Rail access

Demographic	1 Mile	3 Miles	5 Miles
Population	1,106	6,241	10,676
Households	525	2,539	4,316
Average HH Income	\$78,355	\$84,384	82,798
Source:	ESRI		

Contact

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AVAILABLE IMMEDIATELY



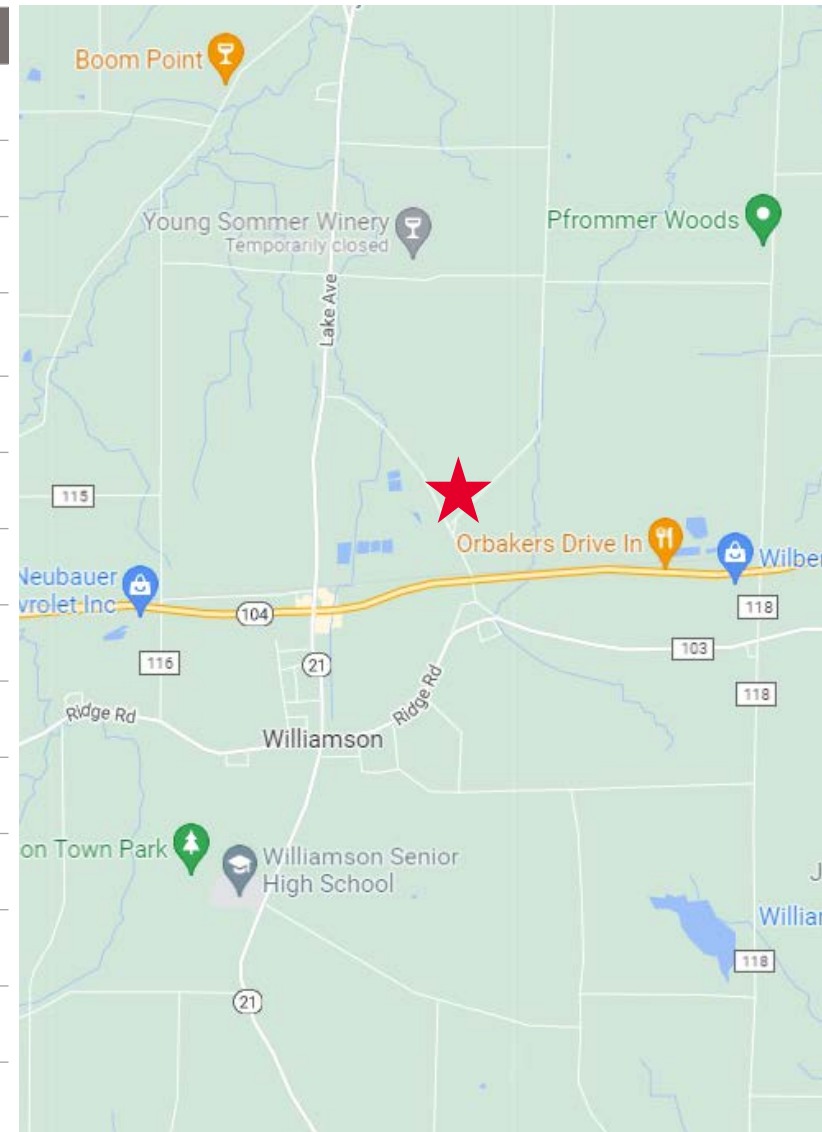
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Property Specs



Property Specifications

Year Built	1983	Parking	Paved
Year Renovated	2022	Electrical	1200A; 480, 240, 208 volts
Total Building SF	±18,822	Dock Doors	3 Outside w/ Leveler
Available SF	20,000	Grade Doors	10x12, 14x16, 12x12 (2)
Construction	Concrete/Metal	Mezzanine	±2,000 SF
Land Area	±9.7 Acres	Floor	Single Floor
Office Area	Currently ±25%	Lighting	LED & Fluorescent
Clear Height	±11.25 - 40'	HVAC	Heat Pumps
Sprinklers	Wet	Electric/Gas	RG&E
Server Room	Conditioned	Water/Sewer	Williamson
Vented Hoods	2 w/ 10 Hp Blowers	Data	Fiber
Bldg. Expansion	±22,000 SF Approved	Telephone	Frontier
Compressor	Onsite with Processed Air Lines	Silo	40ft tall experimental silo
Rail Access	Spur required		



Property Photos



Property Photos



Floor Plan



Ground Floor Total: 20,000 ft²

