

FOR SALE

2796 Dunn Road

Weedsport, New York 13166



## 17,060± SF Warehouse and 78.5± Acres Available

### Property Highlights

- **Sale Price Reduced!**
- **Will consider all offers, Owner wants this sold!**
- 17,060± SF warehouse with 78.5± acres vacant land (three parcels combined)
- 6± acres of parking – crushed gravel
- Ceiling height in warehouse 21' to 33'
- Power: previous – over 1000 kVA
- Multiple water mains available ranging from 8' to 10'
- Zoned Industrial
- Easy access to Route 34 and I-90 (New York State Thruway), which is less than 0.3 mile from the property
- Rail access, CSX rail adjacent to site
- One overhead door, five dock doors
- New York Barge Canal approximately 1 mile from site

### Traffic Counts

I-90 (NYS Thruway)	40,304 AADT
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Route 34	12,514 AADT
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Source: NYS DOT 2019

### Contact

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Zoned Industrial, Warehouse/Land

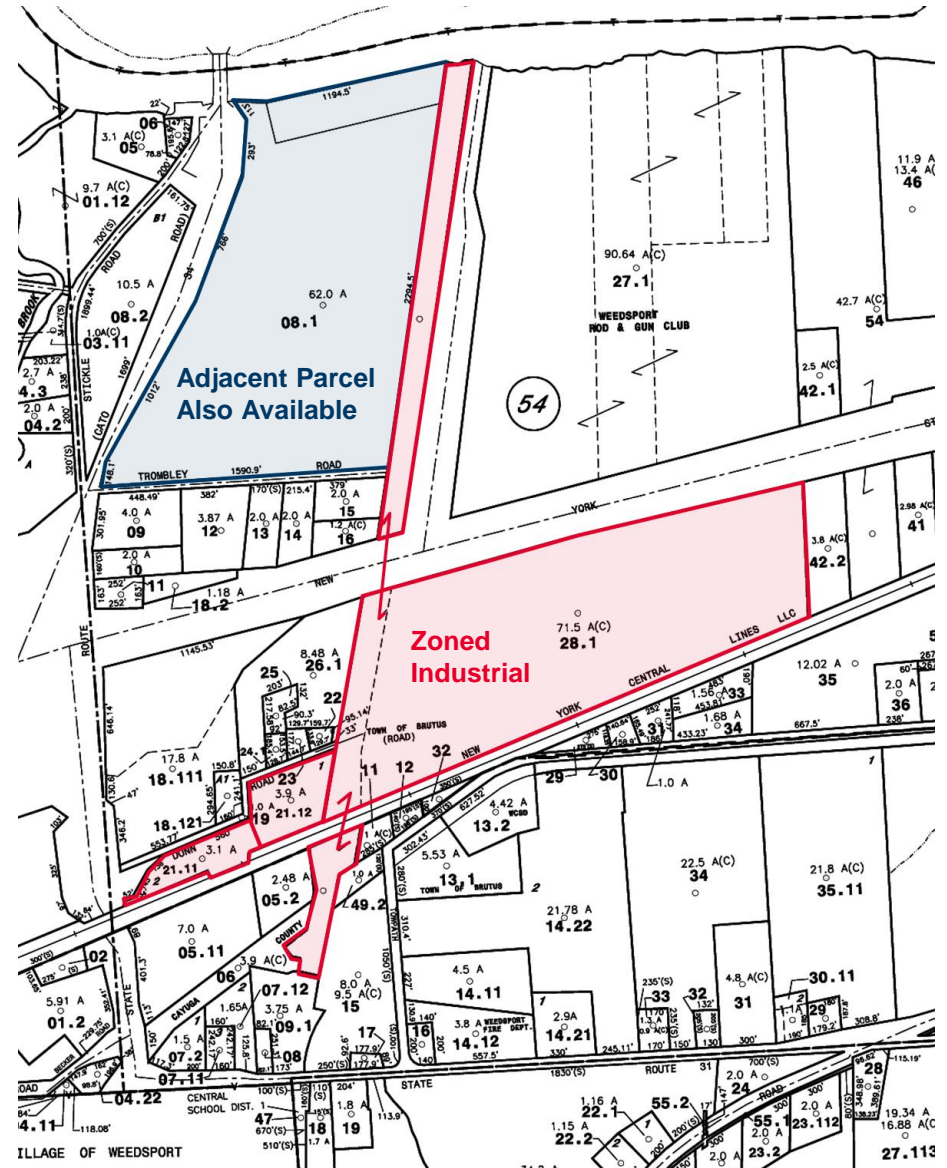
# Sale Price Reduced!



Approximate plot lines, subject to verification of survey

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