

FOR SALE OR LEASE

1393 Wisconsin Road

Derby, New York 14047



HARD TO FIND WAREHOUSE OPPORTUNITY



## 26,000 ± SF Warehouse/Storage & Single-Family Residence

### Property Highlights

- Very difficult to find Warehouse space in prime location
- Situated on 8.22 ± acres of land
- Perfect for pick and pack users
- Can be easily converted to self storage
- Four (4) truck level doors and Three (3) grade level doors
- Full security system with fire and burglar protection
- 2,200 ± sq. ft. updated 4-bedroom house included with the property for additional rental income
- 3-year-old **full foundation and pad** that's ready for new building 270'x110'
- Easily accessible location
- Minutes from NYS Thruway I-90
- Proximate to NYS Routes 5 and 20
- Nearby amenities include restaurants, grocery stores and lodging
- Ideal for: warehouse operations, storage, and self storage conversion

### Contact

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### Building Features

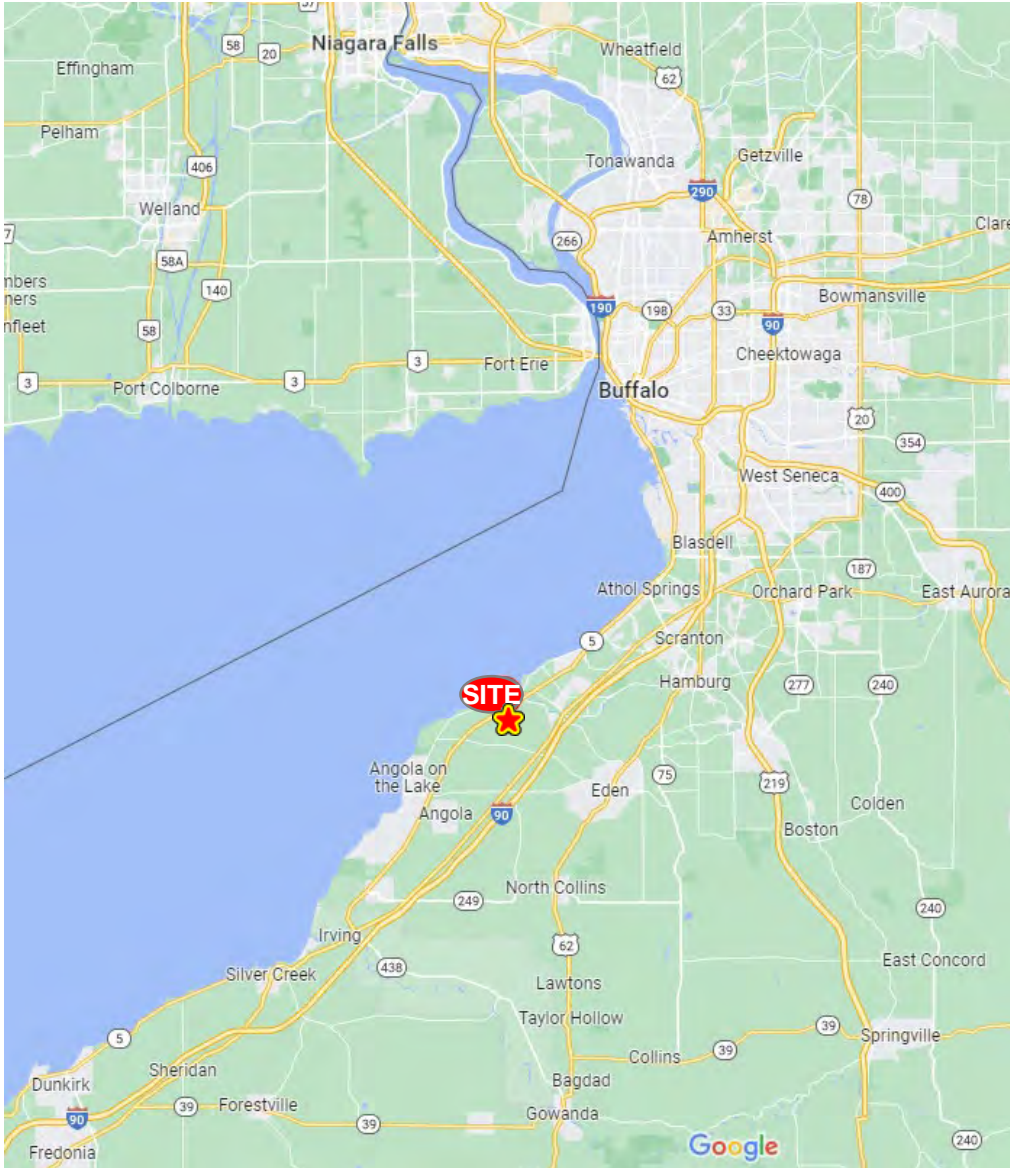
Total Building Size	26,000 ± Sq. Ft.
Lot Size	8.22 ± Acres
Zoning	Industrial

Demographic	1 Mile	3 Miles	5 Miles
Population	3,257	9,084	21,402
Average H.H. Income	\$91,062	\$99,188	\$105,285

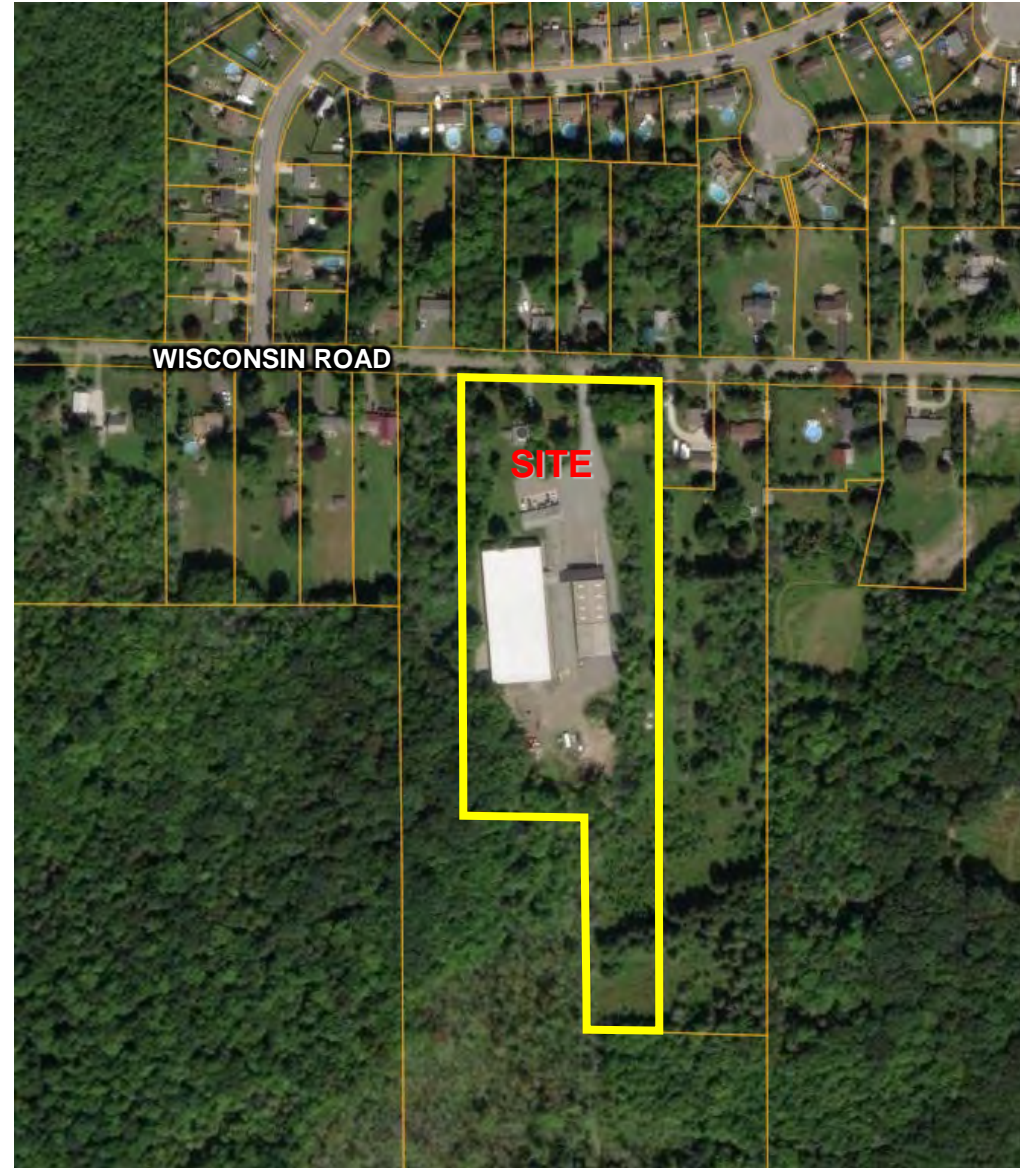
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Location Map



Aerial

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Property Photos

