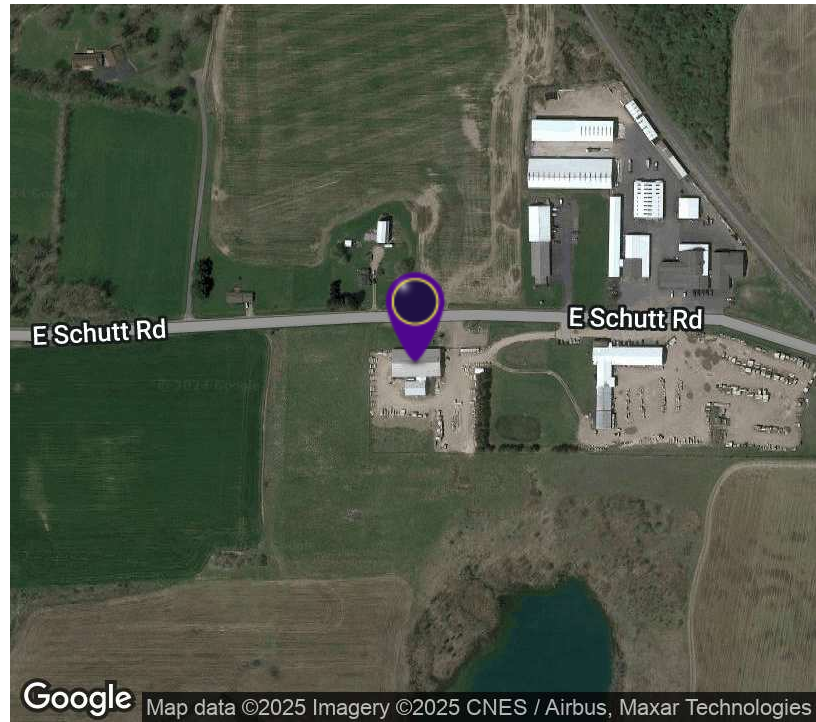


# 13,000+/- SF Warehouse/Office Space

13929 E Schutt Rd, Chaffee, NY 14030



## OFFERING SUMMARY

Available SF:	13,000 SF
Lease Rate:	\$7.95 SF/yr (NNN)
Lot Size:	2.75 Acres
Year Built:	2003
Building Size:	13,000 SF
Zoning:	Industrial

## PROPERTY OVERVIEW

13,000+/- SF building. 12,200+/- SF can be used as Warehouse or Manufacturing with 800+/- Office Space. Plenty of parking and room for expansion This property has been well kept

## LOCATION OVERVIEW

Located on E Schutt Rd. in Chaffee, NY, minutes from Yorkshire and Arcade. Close proximity to Springville on Rt 39 West from Rt. 16. Within a short drive, dining options like the popular Mammoser's Tavern & Restaurant and Kev's Kitchen provide convenient choices for lunch meetings or after-work relaxation.

## PROPERTY HIGHLIGHTS

- 13,000+/- SF
- Plenty of Parking
- Room for Expansion

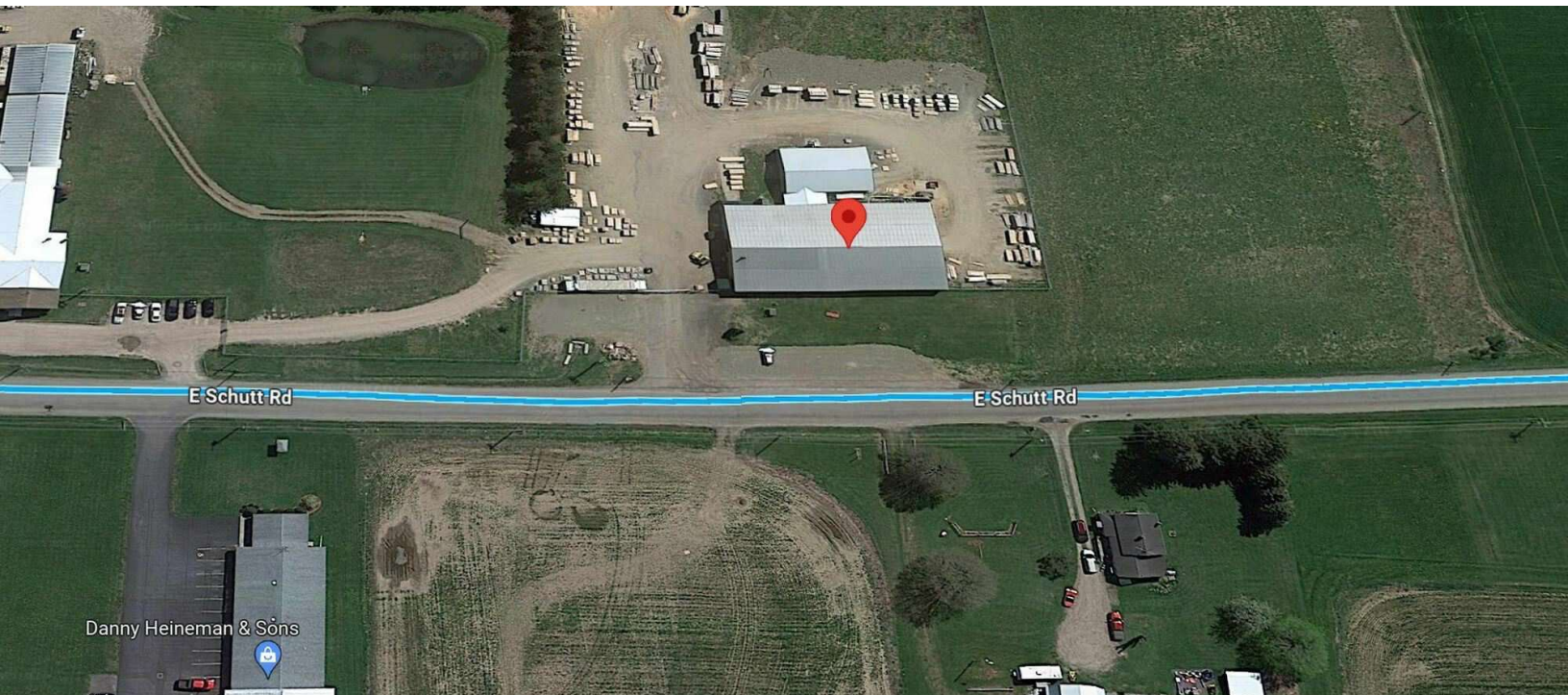
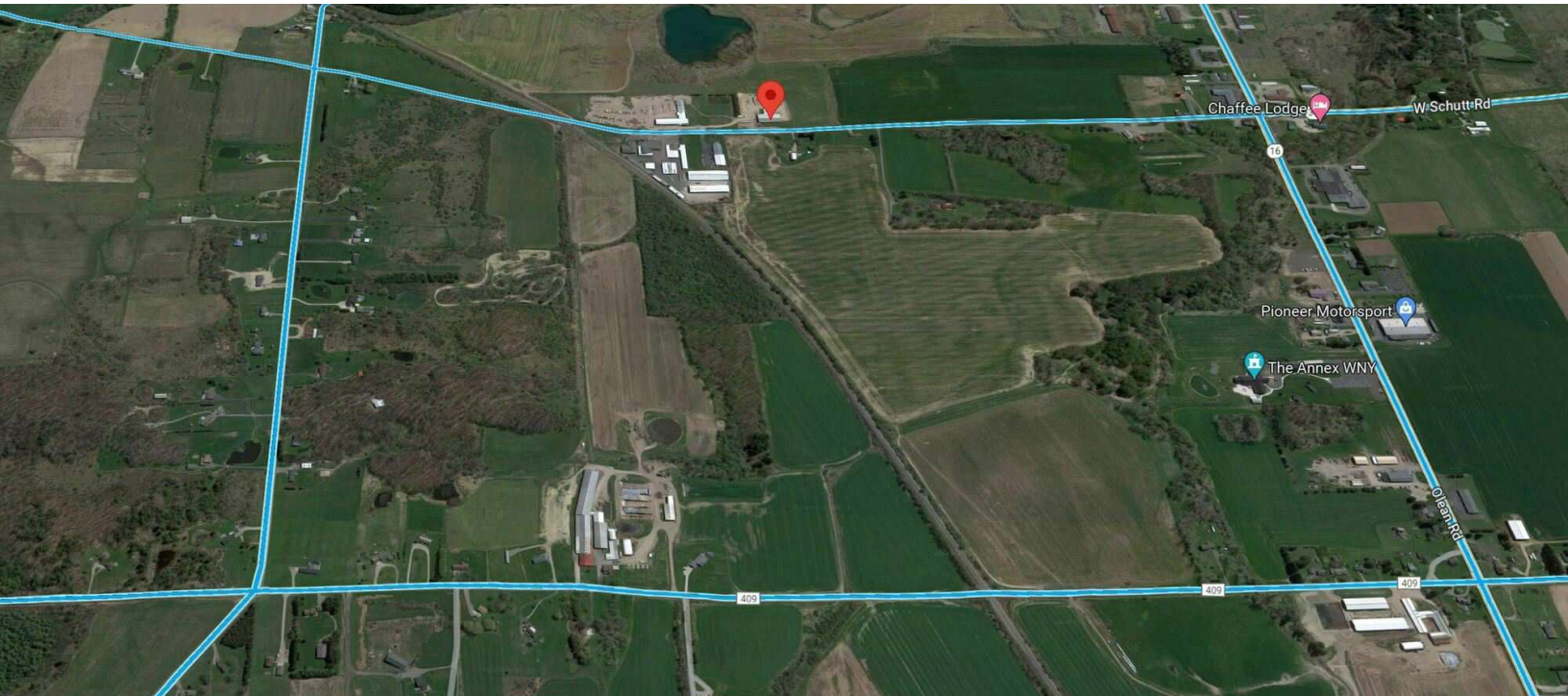


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ADDITIONAL PHOTOS

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LOCATION MAP

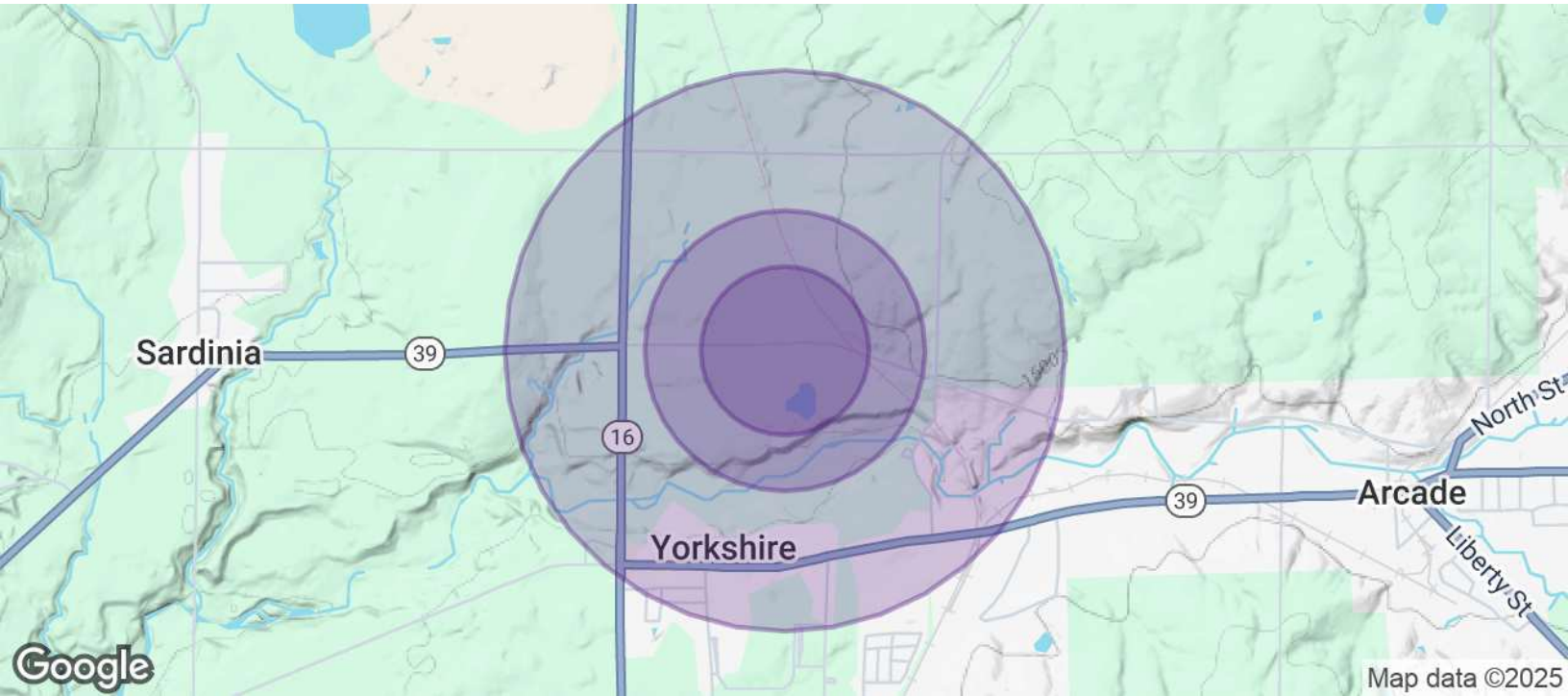
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	18	64	461
Average Age	47	46	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	28	210
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$90,938	\$89,825	\$86,477
Average House Value	\$298,654	\$246,056	\$179,616

Demographics data derived from AlphaMap



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