

INDUSTRIAL OPPORTUNITY

87,348± SF Space on 80.21± Acres

Property Highlights

- 87,348± SF industrial/manufacturing space across 5 buildings
- 80.21± acres allowing ample room for future expansion or yard space
- Ideal for manufacturing, warehouse, or storage
- Currently used for the fabrication of specialty medical unit coaches
- Clear height throughout is 18'-22'
- Main buildings include four (4), five (5) ton cranes
- Located 1.5 miles from Exit 17 and 2 miles from Exit 16 on Interstate 88

Demographic	1 Mile	3 Miles	5 Miles
Population	152	3,249	18,923
Households	74	1,448	6,398
Average Income	\$77,647	\$81,396	\$67,997
Daytime Employees	227	3,738	12,934
Source: ESRI Business Analyst 2020			

Traffic Counts	
I-88	12,741 AADT
County Highway 58	1,076 AADT
Source: NYS DOT 2019	

For more information, please contact:

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Real Estate Broker

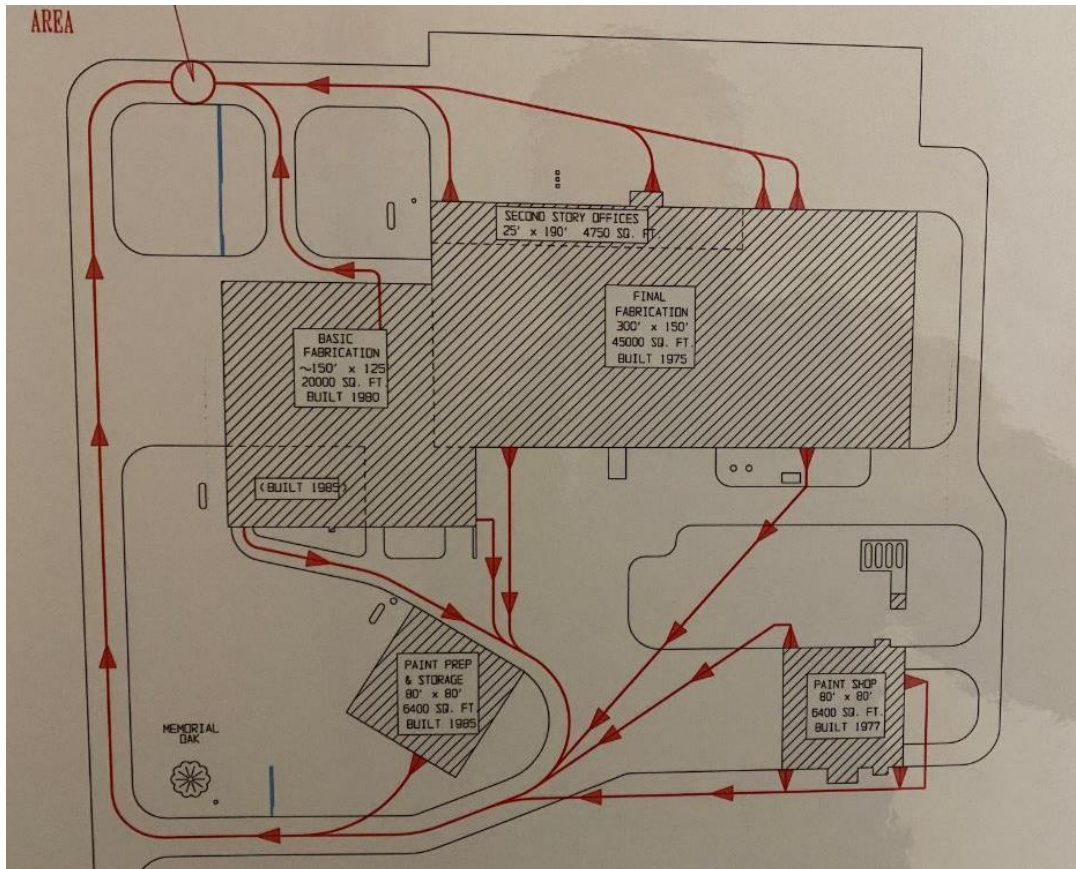
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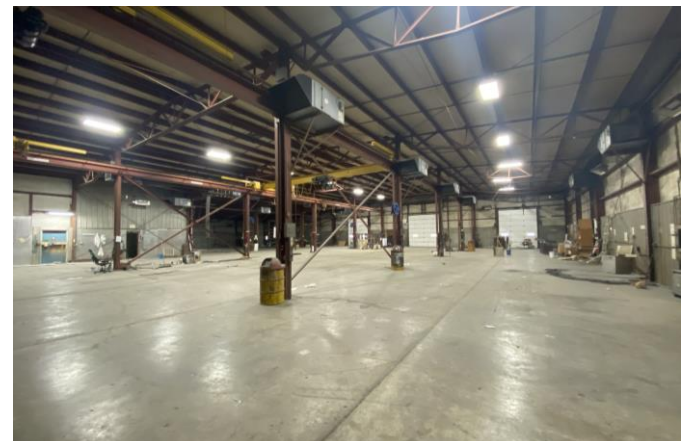
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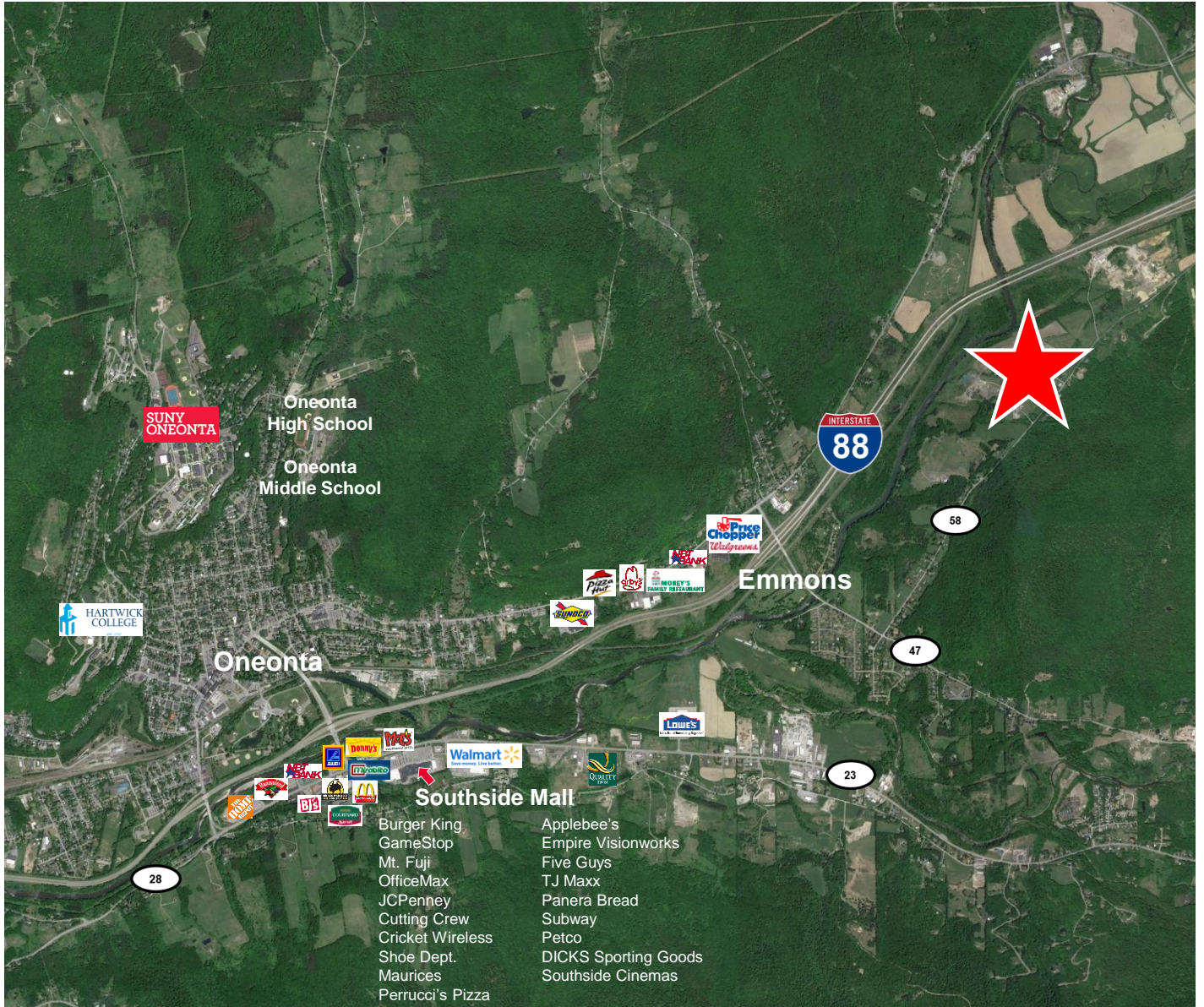


Tax Map (Approximate plot lines subject to verification of survey)



Site Plan (Approximate plot lines subject to verification of survey)





Location Map