

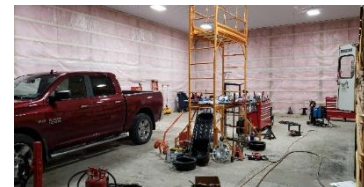
INDUSTRIAL / WAREHOUSE INVESTMENT OPPORTUNITY

NEW INDUSTRIAL FACILITY FOR SALE

BUILDING FEATURES	
Total Building Size	21,462 ± Sq. Ft.
Office Space	1,448 ± Sq. Ft.
Lot Size	14.10 ± Acres
Zoning	C

Property Highlights

- New facility with huge property footprint to expand with additional buildings
- Located in Batavia, NY with easy access to NYS Thruway I-90 between Buffalo and Rochester, NY
- Easy to manage from afar
- Investment opportunity with current leases in place
- Ideal for: owner-user investment distribution, assembly, office, storage



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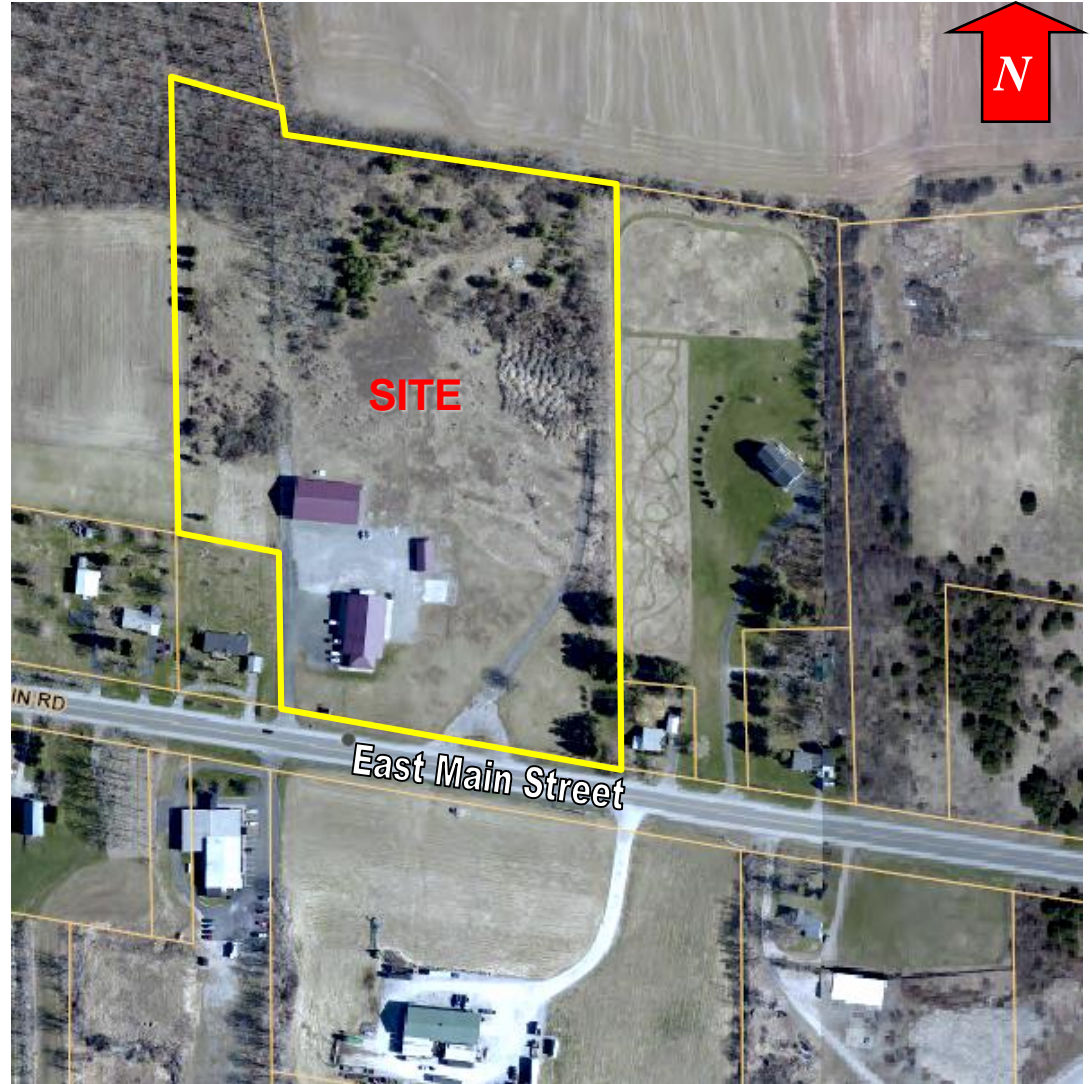
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DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Population	20,066	44,134	80,761
Average Household Income	\$65,882	\$71,875	\$73,441



Location Map



Aerial