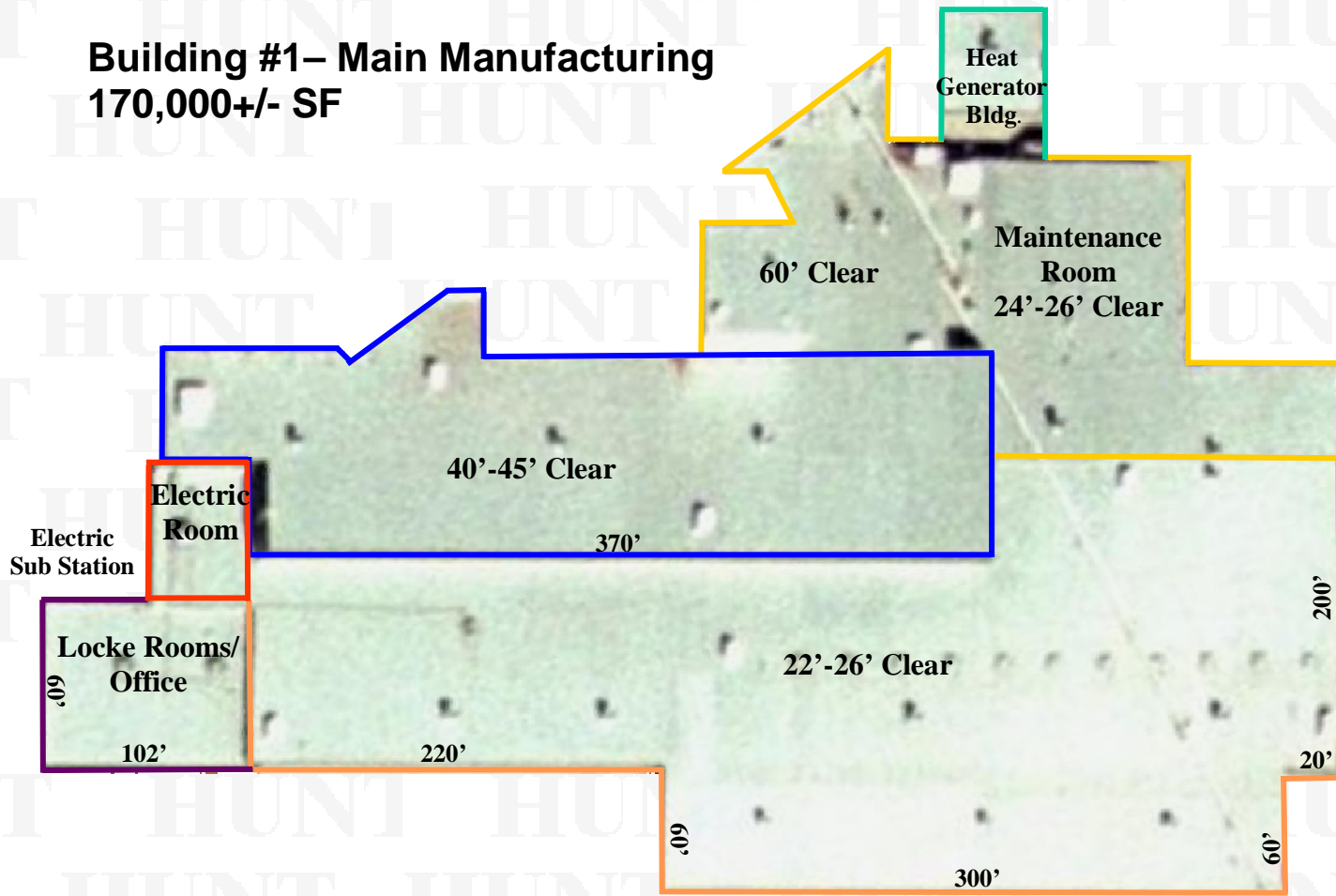


Building #1– Main Manufacturing
170,000+/- SF



Building #2– Chip Storage
83,000+/- SF



Web Site: www.HUNTcommercial.com

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HUNT COMMERCIAL REAL ESTATE



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403 Main Street, Suite #105
Buffalo, New York 14203

Immediately Available For Sale

Built New- 2000

Great Lakes MDF Property

300 Commerce Drive
Buffalo, New York



Exclusively Presented by:

HUNT Commercial Real Estate Corporation

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Located immediately south of the 144 acre newly developed Buffalo Lakeside Commerce Park, The Great Lakes MDF property is situated in Lackawanna, New York, a first ring suburb of the City of Buffalo. Built new in 2000, the Great Lake MDF manufacturing plant produced quality medium density fiberboard from both green and waste wood. The property and building features are as follows:

Property: 30+/- acres zoned light industrial, completely fenced perimeter, and has New York State Empire Development Zone (EDZ) designation. Improvements on the property include two (2) separate buildings and a truck weigh station, an active rail system runs parallel to the north side of the property (no spur currently, but prior approval exists for one).

Utilities: All public utilities serve the site (sewer, water, electric and gas). Property has 115,000 volts of primary power coming into the main transformer on site. Seller owns the transformer.

Building #1– Main Manufacturing

- ◆ SF: 170,000 +/-
- ◆ Expansion Capability: Yes
- ◆ Power: 3,500 AMP
- ◆ Clear Hts: 22'-60'
- ◆ Floor Load: 6,000 PSI
- ◆ Bay Sizes: 100' x 540' +/-
- ◆ Parking: Abundant
- ◆ Sprinklerd: 100% wet
- ◆ Dock Doors: 1
- ◆ Grade Doors: 10

Building #2– Chip Storage

- ◆ SF: 83,000 +/-
- ◆ Expansion Capability: Yes
- ◆ Power: 3,500 AMP
- ◆ Clear Hts: 24'-30'
- ◆ Floor Load: Light Industrial
- ◆ Bay Sizes: Clear span building
- ◆ Parking: Abundant
- ◆ Sprinklerd: 100% dry
- ◆ Dock Doors: 0
- ◆ Grade Doors: 3

Amenities: Building #1- Office space (7 offices, and conference room, plus large administration area), men's locker room with showers, women's locker room with showers, first aid room, large windowed lunch room with outdoor patio.

2nd Floor: Building #1- Approximately 3,000 +/- SF comprised of men's / women's bathrooms, conference room, laboratory space and command center space with large windowed area providing 180° view of manufacturing plant floor area.

Building #1—170,000 SF



Building #2—83,000 SF



Truck Weigh Station



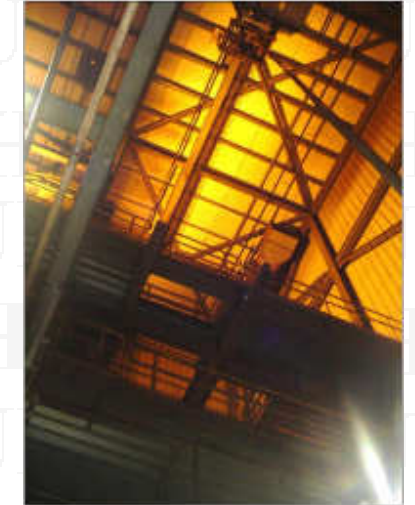
Second Floor Lab Space



Building #1– High Bay 30'+



Building #1– High Bay 50'+



Building #1– 100'x550' Bay



Building #1– Typical Office

