

## Industrial Space for Lease - 3 Bldgs

### Property Highlights

- Property is located on O'Neil Rd with easy access to Rt 31 and within close proximity to the NYS Thruway I-90
- 12' nominal ceilings
- Attractive pricing, well maintained
- Security systems throughout, 24/7 hour monitoring with exterior cameras

### Building 1:

- Full Bath, kitchen, conference room & office space
- Flooring - 3,500 PSF
- Racking available (can be negotiated)

### Building 4:

- 3 Phase, 600 AMP available
- Flooring -4000 PSF Fibermesh
- Loading dock
- (2) two overhead doors
- New roof October 2019
- Flexible building layout

### Building 5:

- 3 Phase, 600 AMP
- Flooring - 4000 PSF Fibermesh
- (2) two overhead doors
- New roof November 2018
- Flexible building layout
- (2) two offices & storage area



### Building Availability

Building 1 (Entire Building)	2,560 ± SF, \$5.25 psf, NNN
Building 4 (Entire Building)	5,520 ± SF, \$5.25 psf, NNN
Building 5 (Entire Building)	5,600 ± SF, \$5.25 psf, NNN

### Traffic

Drive Time from I90, Exit 44	8 Miles – 14 Minutes
Source	NYS DOT

For more information, please contact:

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