



PROPERTY FEATURES

- 7,380 +/- SF building available on .33 acre lot
- Industrial, retail, office with 10' and 12' overhead drive in doors
- Newly updated electrical—3 phase 200 AMP
- Open interior with exposed steel at 12' & 14' ceiling heights
- 8-10 on-site parking spaces
- Clean Phase 1
- Centrally located on Erie Blvd, at the intersection of Teall Ave
- 3 minutes to Rte. 690 and minutes to Rte. 81 & 481
- Lease rate \$4/SF, NNN
- Total taxes—\$3,250/year

CONTACT EXCLUSIVE AGENT:

Barton K. Feinberg

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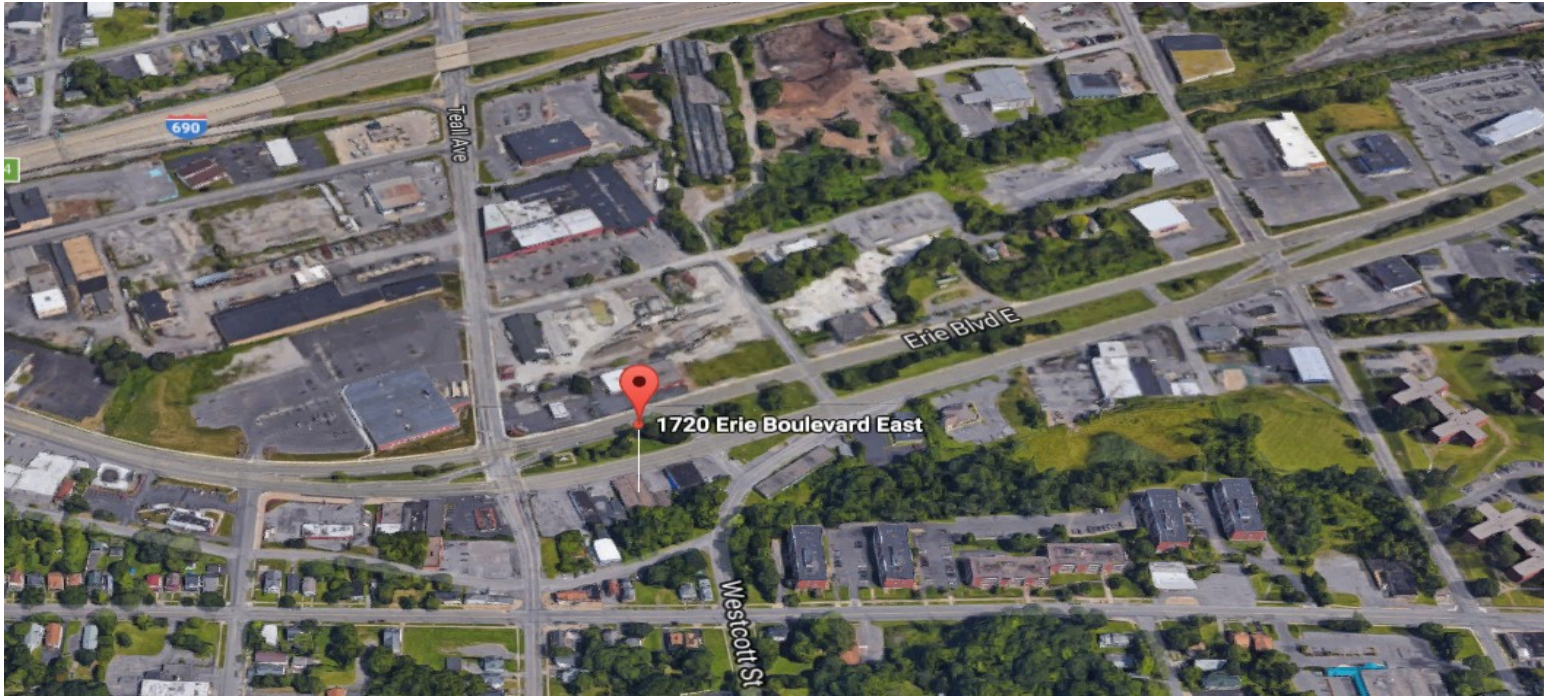
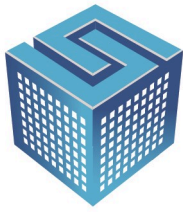
SUTTON REAL ESTATE COMPANY

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	24,822	131,480	215,587
Median HH Income	\$26,681	\$32,793	\$37,523
Households	8,982	54,293	86,825
Families	3,615	26,774	45,275
Businesses	789	6,555	10,434
Employees	11,771	131,480	202,743

Source: ESRI Report 10/28/16

TRAFFIC COUNTS

- Erie Boulevard East —19,454
- Erie Boulevard & Teal Ave—17,383

Source: ESRI Traffic Count Profile Report

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