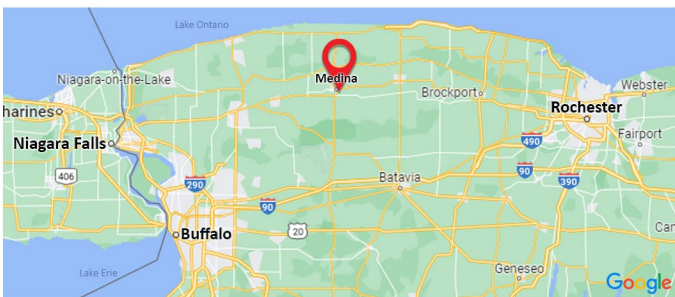


MANUFACTURING AND DISTRIBUTION FACILITY

1 Bernzomatic Drive | Medina, New York

32,000 SF Available for Lease



SPACE FOR LEASE

AVAILABLE SUMMER 2023:

32,000 SF for NNN lease, negotiable (will not divide),
Warehouse: 150'x210' (bay spacing: 75'x30'),
Office: 10'x59'

ZONING:

Industrial

LOCATION:

Sited on approximately 40 acres in Village of Medina, 28 miles northeast of Buffalo and 30 miles east of Niagara Falls

USES:

Excellent opportunity for a turnkey manufacturing, distribution space

UTILITIES:

- Electric: 480V/277V 3PH, 120V/208V 1PH (13.2 KV service with large capacity, eligible for low-cost hydropower)
- Natural Gas
- Water and sewer
- High-speed internet available (DSL, Cable, Fiber)

FEATURES:

- 4 truck docks with levelers
- 20' clear height
- Fully sprinklered with heavy-duty wet system (ESFR), Fire Alarm
- Men's and Women's gang bathrooms
- New roof (complete replacement in 2019)
- New HVAC systems (Warehouse: 2022 | Office: 2019)
- New interior/exterior energy-efficient, sensed LED lighting
- Full security alarm
- Access control
- WiFi and CAT6 networked throughout
- Intercom, paging and bell timer system
- Trailer staging and storage available
- Railroad access

OPTIONAL EQUIPMENT:

Pallet rack | Forklift & charger | Telescopic trailer load/unload conveyor | High Velocity Low Speed (HVLS) Fan

REAL ESTATE TAXES:

2021-2022 (estimated) | \$0.13 PSF

MAINTENANCE:

2021-2022 (estimated) | \$0.80 PSF

INSURANCE:

2021-2022 (estimated) | \$0.14 PSF

FOR MORE INFORMATION
PLEASE CONTACT

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