



SUMMARY

Sale Price:	\$1,075,000
Price / SF:	\$50.65
Lease Rate:	\$5 SF/yr (NNN)
Building Size:	21,225 SF
Available SF:	21,225 SF
Lot Size:	3.67 Acres
Year Built:	1970
Clear Height:	11.5 ft
Zoning:	C

OVERVIEW

This building is in shell condition ready for its next use. The main building is 120' x 160' with one row of columns down the center. There are two grade level overhead doors, and an addition contains two (2) truck docks and staging area. The ceiling height is 11.5' clear to the steel roof supports. The building is serviced by a sprinkler system. Allowed uses include all types of office, agricultural processing, distillery, distribution, light industrial and day care among others.

Situated 1/4 mile from NYS Routes 5 & 20 at North Division Street in the City of Auburn, NY. Auburn is located in the heart of the Finger Lakes in Central New York, 25 miles from Syracuse, NY. Exit 40 - Weedsport of the NYS Thruway (Interstate 90) is 9 miles to the north via NYS Route 34.

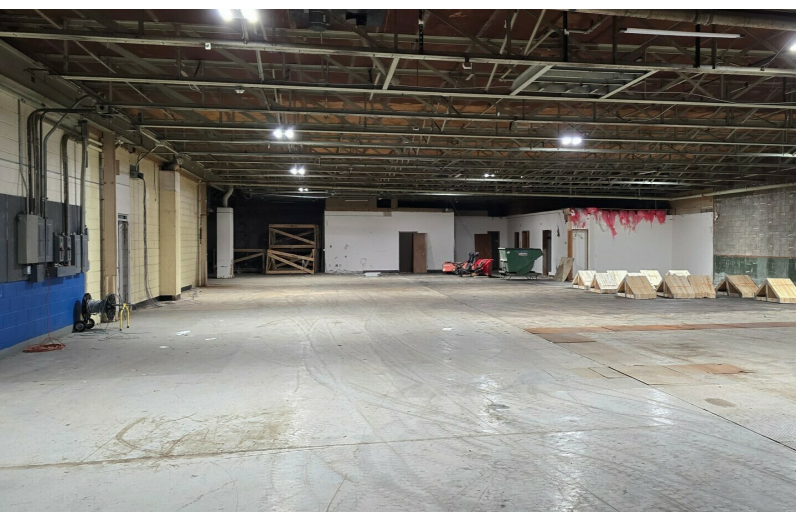
JOSEPH F. "JOE" ROWLEY, JR. JOSEPH L. ROWLEY (III)

585.299.2799 x1
Joe@AnchorREA.com
NY #10491204545

585.299.2799 x2
Joseph@AnchorREA.com
NY #10491211217

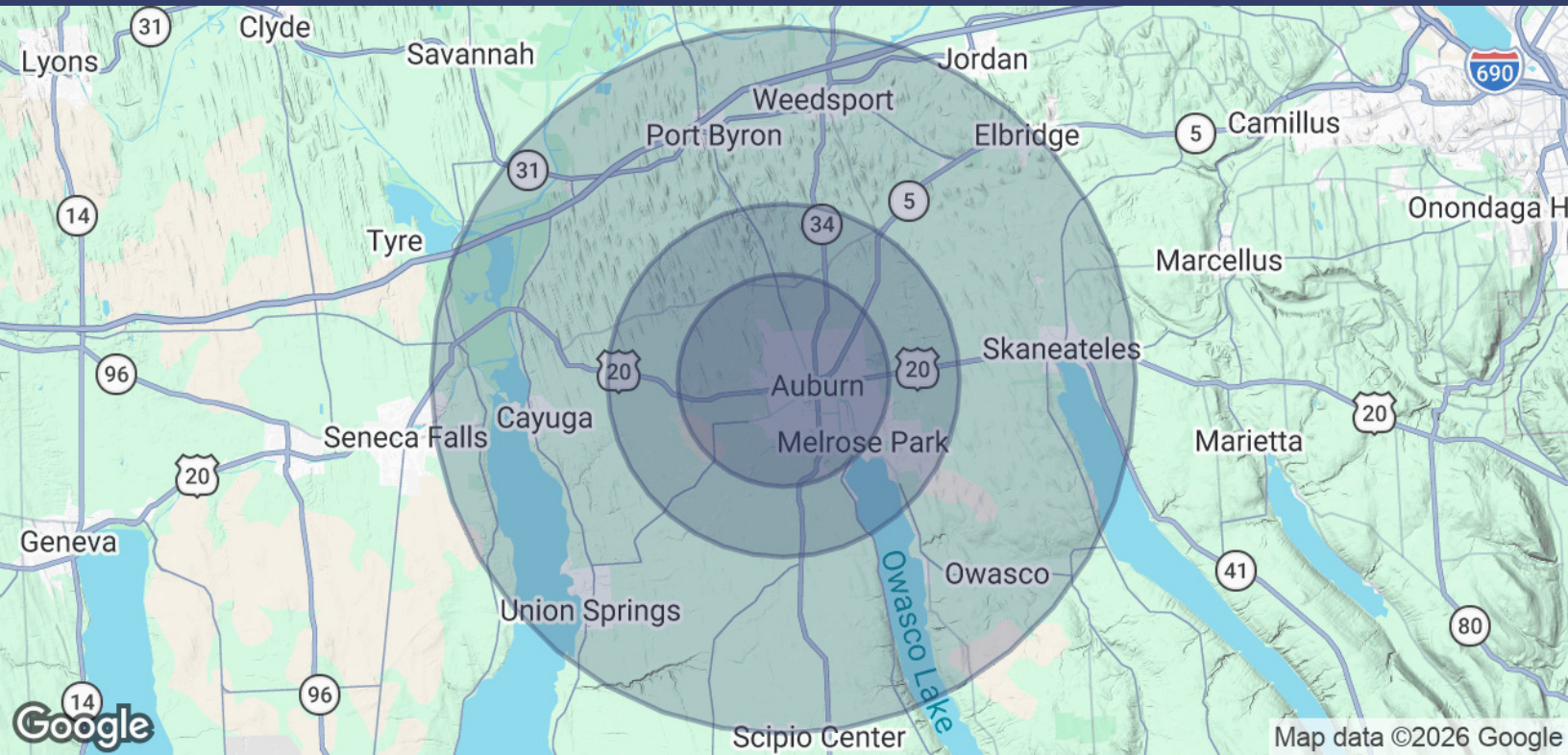
ANCHOR REAL ESTATE ADVISORS LLC

250 Mill Street Rochester, NY 14614
585.299.2799
AnchorREA.com



PROPERTY HIGHLIGHTS

- 21,225 SF Ready for Buildout
- Sprinkler System
- Two Truck Docks with Staging Area
- Two Grade Level Overhead Doors
- Main Structure 120' x 160' - 11.5 ft to Roof Joists
- One row of columns - 60' x 160' clear span times 2
- 3.67 Acres Total



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	31,145	35,214	56,229
Average Age	43	43	44
Average Age (Male)	41	42	43
Average Age (Female)	45	45	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	13,610	15,273	24,157
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$73,565	\$78,002	\$88,181
Average House Value	\$256,031	\$260,257	\$284,180

2020 American Community Survey (ACS)