

23 N DIVISION ST
Auburn, NY 13021

FOR SALE OR LEASE



SUMMARY

Sale Price:	\$1,075,000
Price / SF:	\$50.65
Lease Rate:	\$5 SF/yr (NNN)
Building Size:	21,225 SF
Available SF:	10,000 - 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 is one grade level overhead door, an overhead door with exterior dock and an addition that contains a staging area with two (2) truck docks. 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.

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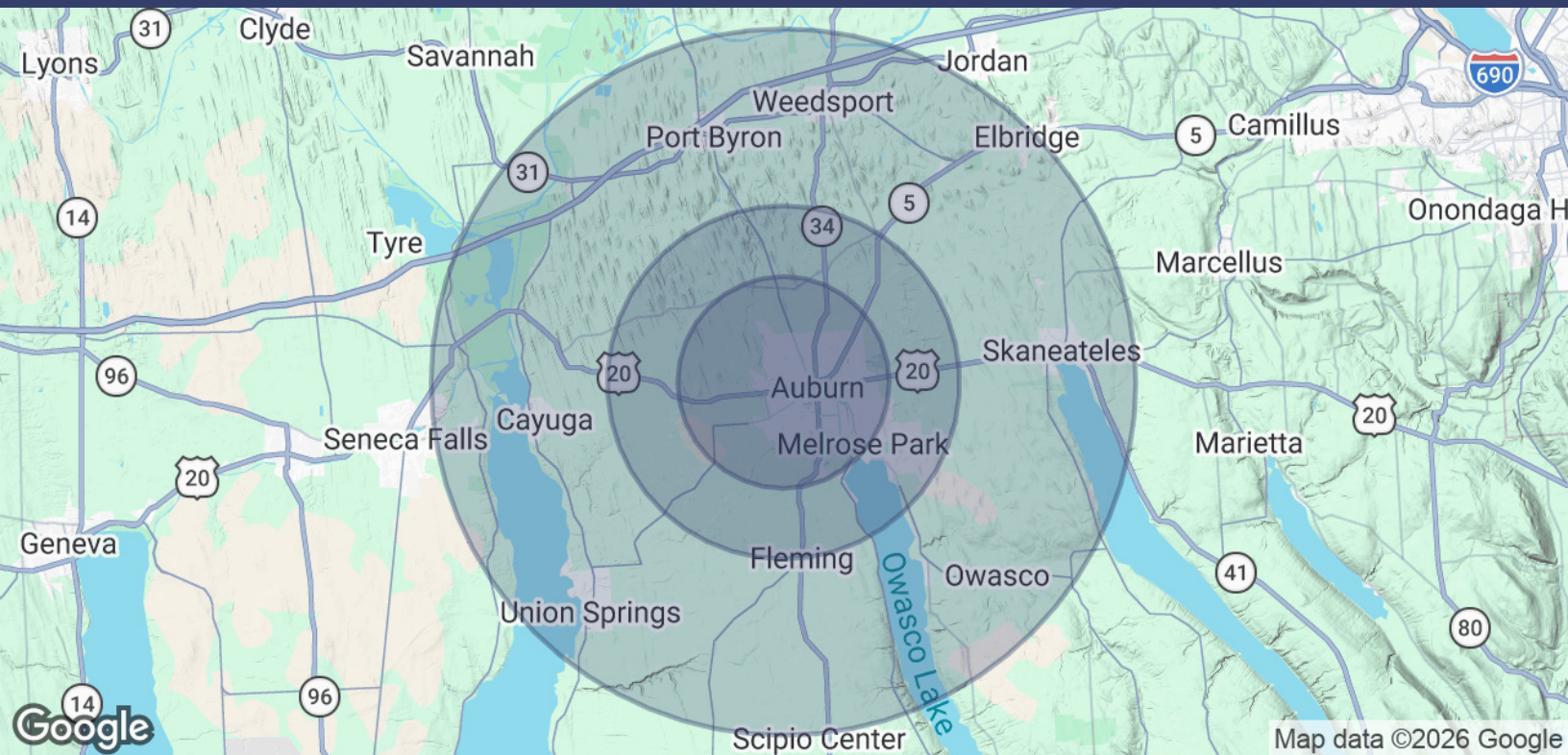
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PROPERTY HIGHLIGHTS

- 10,000 - 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)