



FOR SALE

2540 East Ballina Road

Cazenovia, New York 13035

**Former
Lumber Yard**



EXECUTIVE SUMMARY

As exclusive agent, Cushman & Wakefield | Pyramid Brokerage Company is pleased to present for sale Johnson Brothers Lumber (former) in Cazenovia, New York. The property is comprised of six (6) industrial buildings, two (2) barns and one office building (the "Property"). The buildings being sold are situated on a portion, approximately 14.5 acres of tax parcel 119.-3-53 (95 total acres), pending a lot line adjustment. Acreage is approximate and subject to final approval.

INDUSTRIAL BUILDINGS

- Metal roof and metal siding, 8"+ concrete (3 buildings) – insulated.
 - #1 - 220' x 90' (19,800± SF) - 18' to bottom beams, 22'+ to ceiling, 17' overhead door.
 - #2 - 120' x 90' (10,800± SF) - 18' to bottom beams, 22'+ to ceiling, 17' overhead door.
 - #3 - 220' x 200' (44,000± SF) - 23' clear middle, 19' clear at north and south walls.
- Metal roof, wood siding and stone flooring (covered storage) – not climate controlled
 - #4 - 220' x 100' (22,000± SF) - 19' clear middle, 16' clear at south wall, slight pitch from middle to north wall.
- #5 – 110' x 30' - 20' clear height - half bathroom, break room, maintenance garage suitable for large vehicles, racquetball court (to the south), and two dry kilns (approximately 30' x 40') with large bi-fold doors
- #6 – 180' x 30' - 20' clear height - One smaller kiln (20' x 30') followed by four dry kilns (30' x 40') with large bi-fold doors



BARNs

- Two barn structures, wood siding, unheated

OFFICE

- Corner office roughly 2500 sq ft. Three (3) offices upstairs, conference room on lower level, open floor plan main level and two (2) half baths.

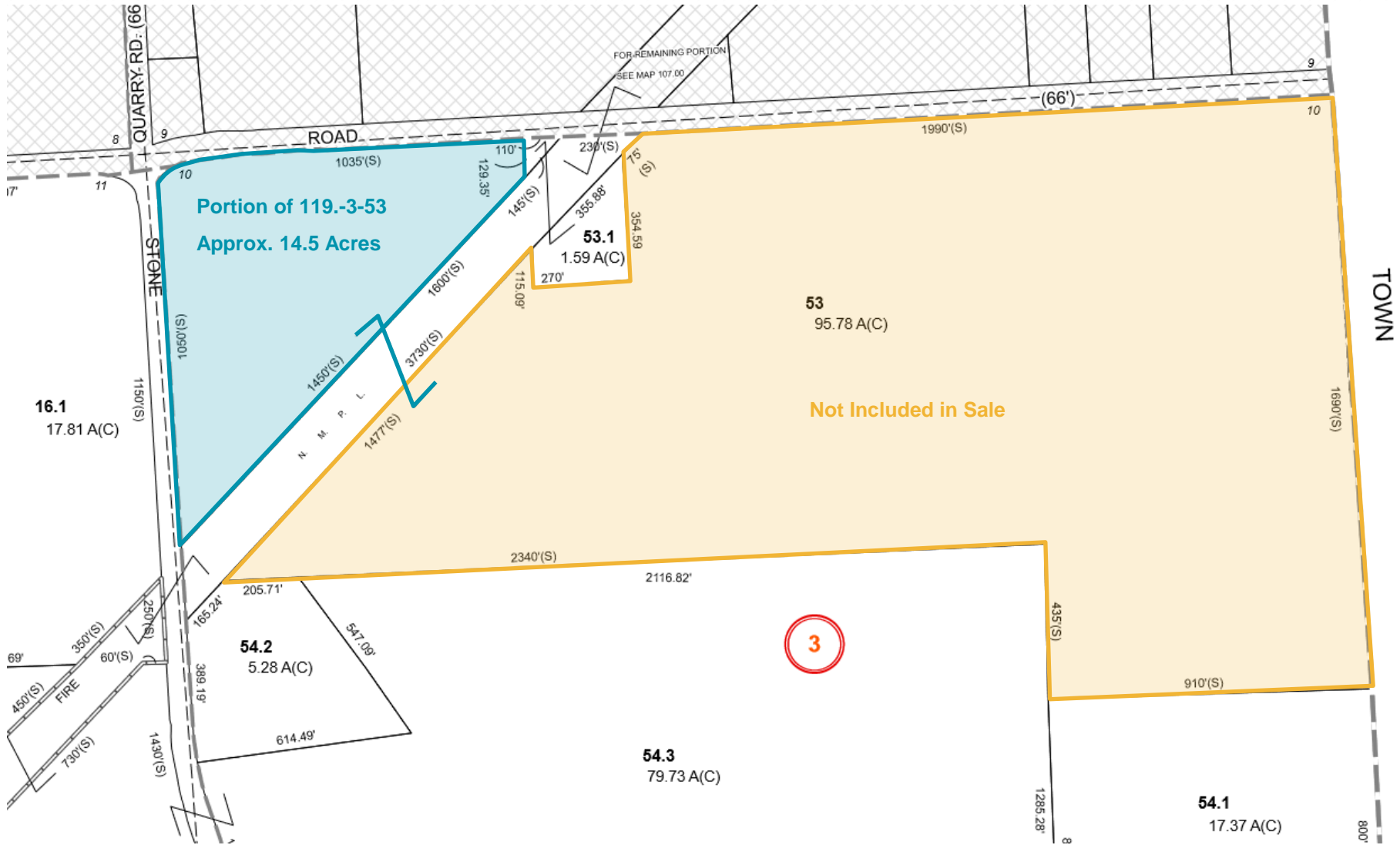
ZONING



An overlay district may be created for the purpose of improving, developing, and/or generally enhancing any group of properties within the Town, including but not limited to any neighborhood, street, business area or other defined area of the Town. Properties to be included in any particular overlay district shall generally share common characteristics and goals for aesthetics, environmental resources, economics, safety and/or convenience.

**Zoned RB (Rural B)
with Industrial Overlay**

TAX MAP



PORTION TO BE SUBDIVIDED

The portion of tax parcel 119.-3-53 included in the sale is situated on the southeast corner at the intersection of Ballina Road and Stone Quarry Road. It should be noted that a portion of the parcel's southeast corner is affected by a power line easement. All details, including acreage and easement location, are subject to verification and final approval as part of the lot line adjustment process.

AERIAL & BUILDING DETAILS



BUILDINGS ON THE PROPERTY

There are several buildings on the property, outlined below, totaling approximately 130,000 SF.

INDUSTRIAL BUILDINGS

- **#1 - 220' x 90' (19,800± SF)**
 - Metal roof and metal siding
 - 8"+ concrete
 - 18' to bottom beams
 - 22'+ to ceiling
 - 17' overhead door
 - Insulated
- **#2 - 120' x 90' (10,800± SF)**
 - Metal roof and metal siding
 - 8"+ concrete
 - 18' to bottom beams
 - 22'+ to ceiling
 - 17' overhead door.
- **#3 - 220' x 200' (44,000± SF)**
 - Metal roof and metal siding
 - 8"+ concrete
 - 23' clear middle
 - 19' clear at north and south walls
 - 3,000 amps of power
 - Two (2), 17' overhead doors
- **#4 - 220' x 100' (22,000± SF)**
 - Metal roof, wood siding and stone flooring (covered storage) – not climate controlled
 - 19' clear middle
 - 16' clear at south wall, slight pitch from middle to north wall.

Subject to verification and final approval as part of the lot line adjustment process

AERIAL & BUILDING DETAILS (continued)

INDUSTRIAL BUILDINGS

- #5 - 110' x 30' (3,300± SF)
 - 20' clear height
 - Half bathroom, break room
 - Maintenance garage suitable for large vehicles
 - Racquetball court (to the south)
 - Two (2) dry kilns (approximately 30' x 40') with large bi-fold doors
 - Heated by 5,000,000 BTU wood waste boiler
- #6 - 180' x 30' (5,400± SF)
 - 20' clear height
 - One smaller kiln (20' x 30')
 - Four dry kilns (30' x 40') with large bi-fold doors
 - Heated by 5,000,000 BTU wood waste boiler

BARNES

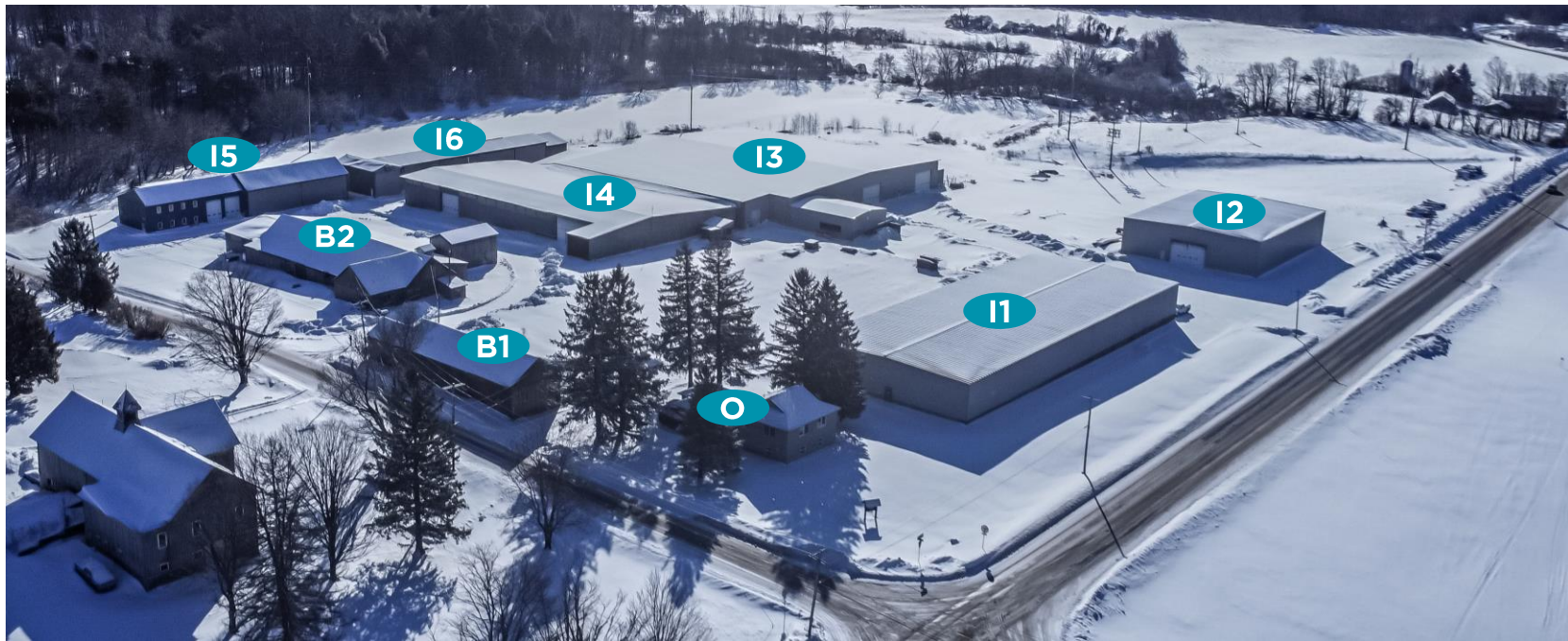
- Two barn structures, wood siding, unheated

OFFICE

- Freestanding office building approximately 2,500 SF
 - Three (3) offices upstairs
 - Conference room on lower level
 - Open floor plan main level
 - Two (2) half baths

ADDITIONAL PROPERTY DETAILS

- Private well and septic
- Natural gas line that can be tapped into approximately 1,350' to the north



PROPERTY PHOTOS







LOCAL AMENITIES



LOCAL MARKET

The subject property is situated approximately 3.2 miles southeast of the Village of Cazenovia. Several amenities including restaurants, financial institutions, medical services and more are in the village.

DEMOGRAPHICS

Town of Cazenovia

Key Facts

6,489	45.8	2,601	\$80,9057
Population	Median Age	Households	Median Disposable Income

Education

2.8%	16.9%	25.8%	54.6%
No High School Diploma	High School Graduate	Some College/ Associates Degree	Bachelor's/ Grad/Prof Degree

Income

\$103,075	\$55,269	\$540,638
Median Household Income	Per Capita Income	Median Net Worth

Employment

72.7%	10.7%	19.0%	4.8%
White Collar	Blue Collar	Services	Unemployment Rate



CONTACT

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