


FOR SALE

INDUSTRIAL FLEX SPACE

Property Highlights

- 16,580± SF situated on 1.21± acres
- The building consists of clean room manufacturing space, warehouse space, cold storage, offices, and living residence
- One (1) full height loading dock with 10x10 automatic roll up door and one (1) van height loading dock with roll up door
- Newly renovated 3-bedroom residential apartment with separate entrance
- Excellent opportunity for live-work convenience or rental income from the residential unit
- Great location on Main Street in Holand Patent
- Ample parking and outdoor yard space
- Municipal water and sewer
- 800 amp, 3-phase electrical service and natural gas throughout facility
- Contact listing agents with questions or to schedule a tour!

Demographic	1 Mile	3 Miles	5 Miles
Population	574	2,649	7,220
Households	234	1,026	2,966
Average H.H. Income	\$111,491	\$113,890	\$109,250
Daytime Employees	515	903	2,000

Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

Nicholas Cignarale
Real Estate Salesperson
+1 315 617 2662
ncignarale@pyramidbrokerage.com

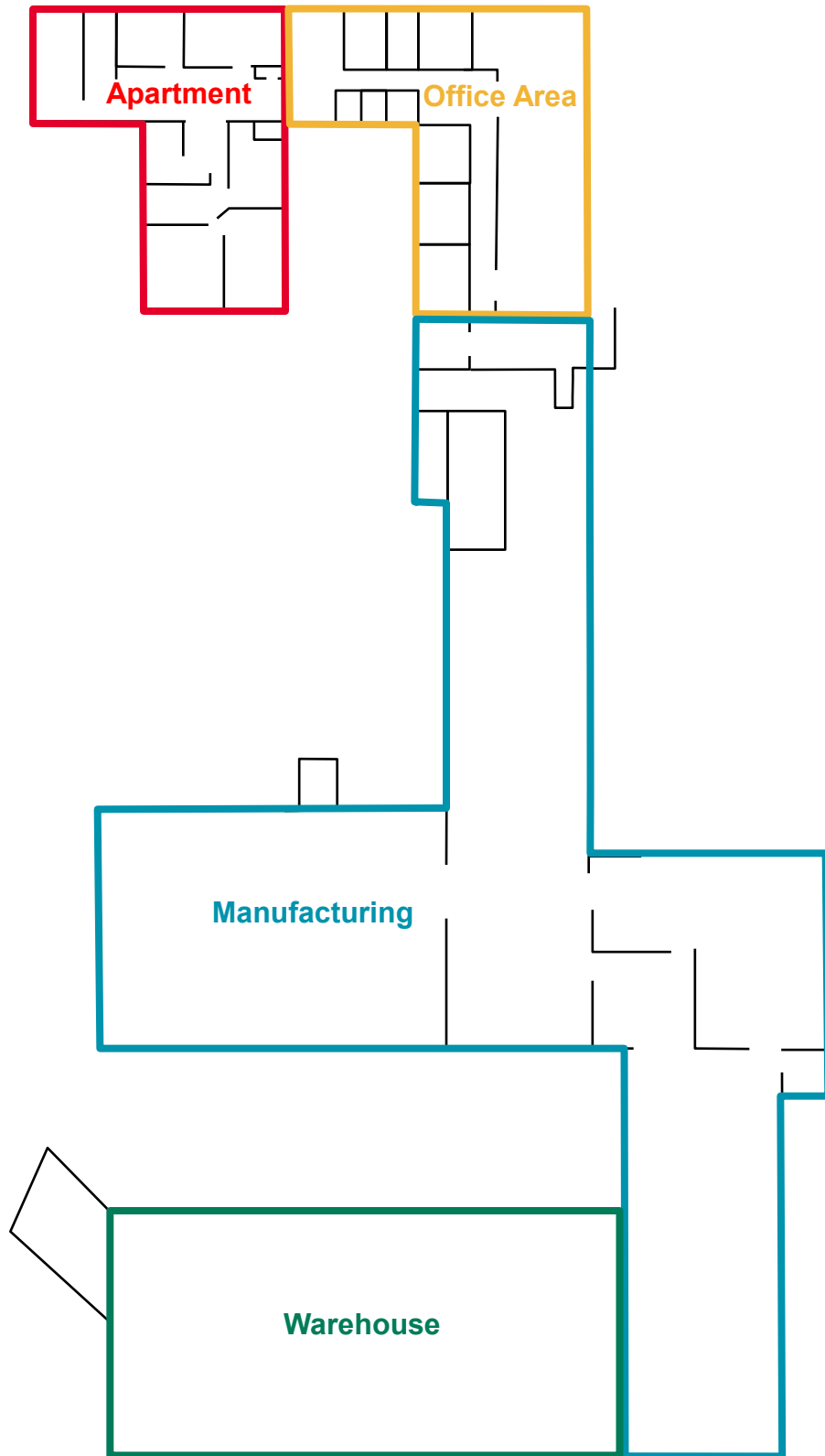
James Dylan Furney
Associate Real Estate Broker
+1 315 225 8571
jfurney@pyramidbrokerage.com

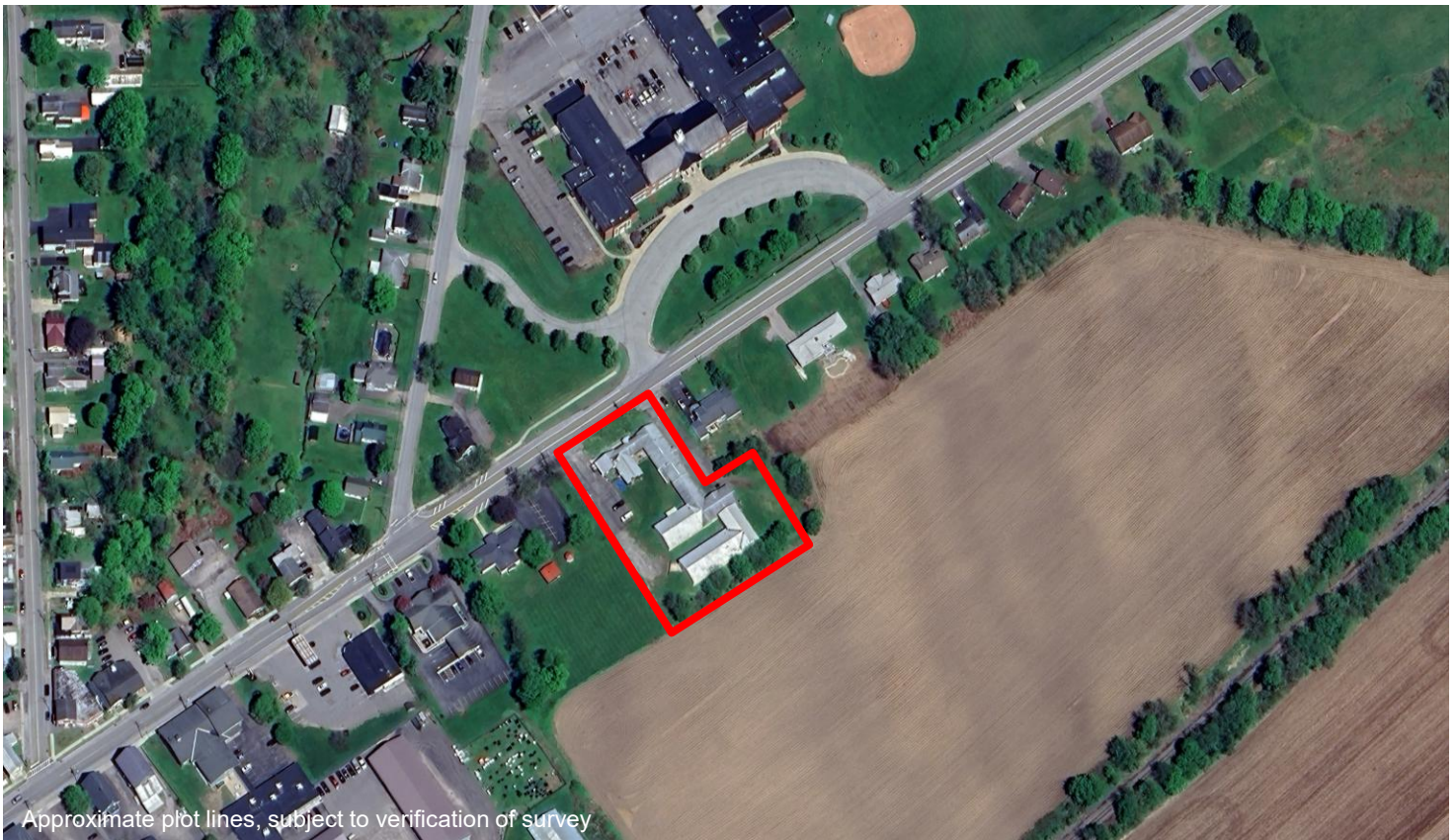
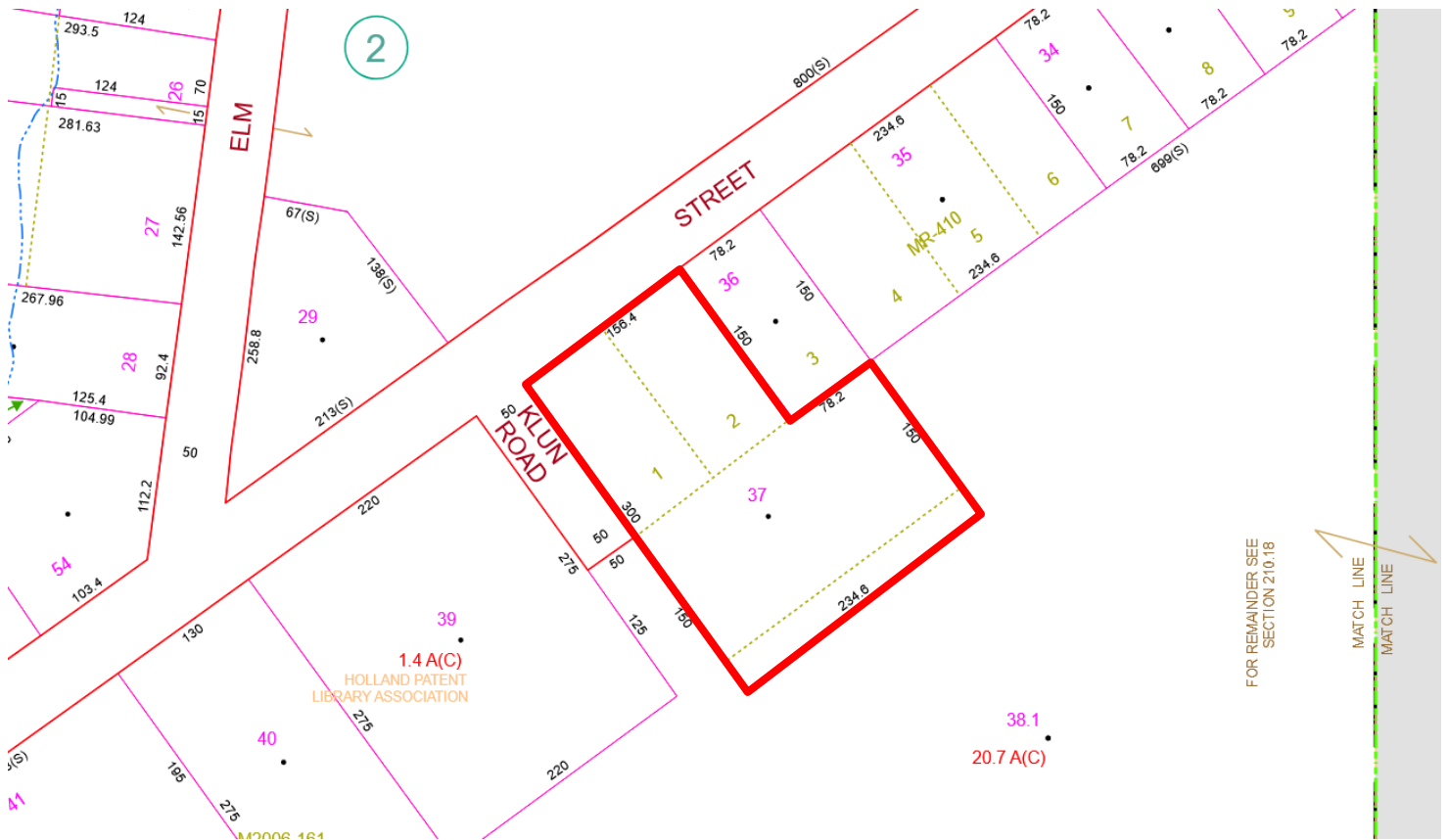
587 Main Street, Suite 102
New York Mills, New York 13417
+1 315 736 0856
pyramidbrokerage.com











Approximate plot lines, subject to verification of survey