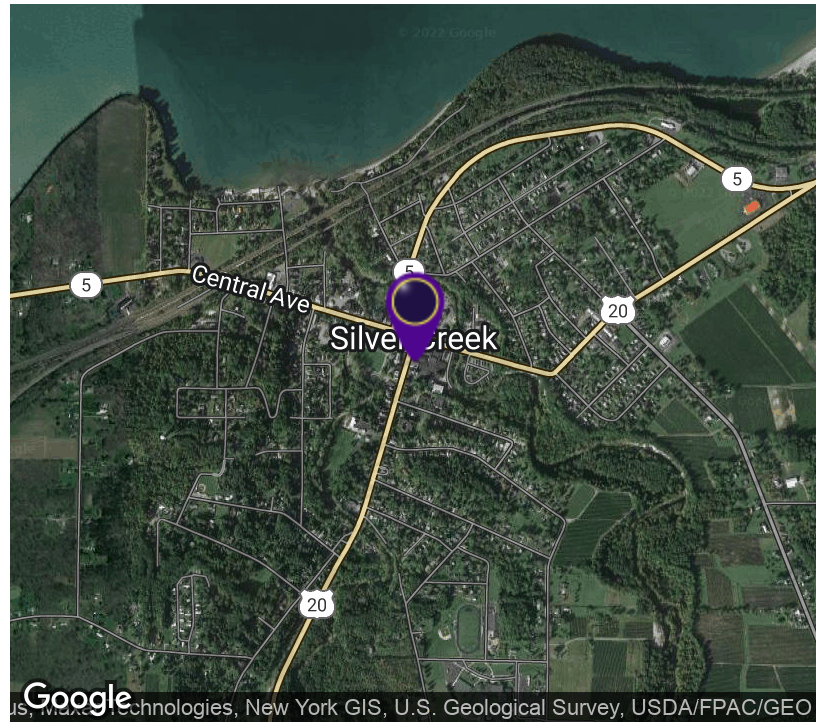
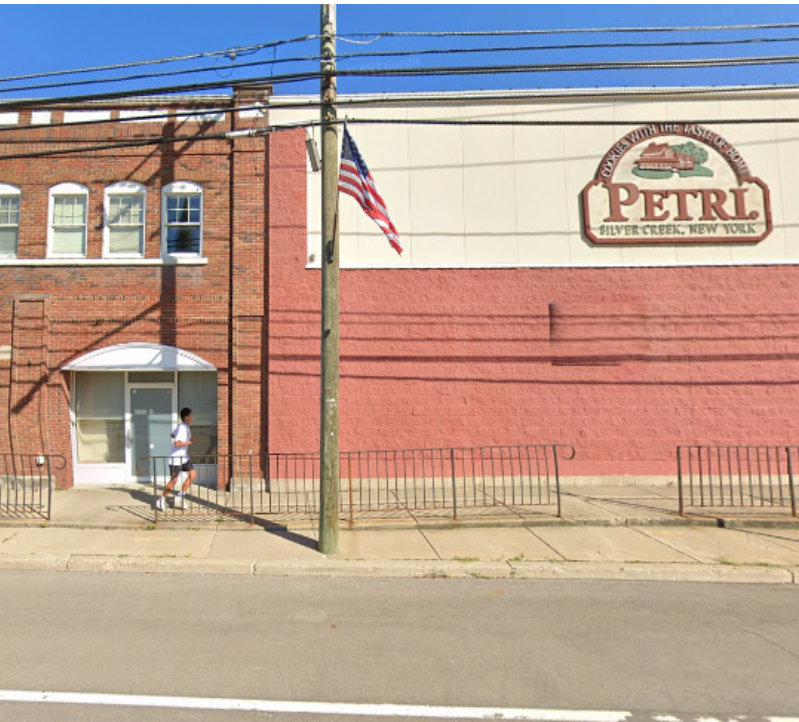


27,152 +/- SF Food Grade Warehouse

18 Main Street, Silver Creek, NY 14136



OFFERING SUMMARY

Available SF:	27,152 SF
Lease Rate:	\$6.50 SF/yr (NNN)
Lot Size:	10.9 Acres
Year Built:	1968
Building Size:	126,420 SF
Zoning:	710

PROPERTY OVERVIEW

Former Petri Cookie manufacturing warehouse currently has 27,152 +/- SF space for lease. Building includes 3 food grade silos and walk in freezer. The building is 126,420 +/- SF with office space on 1st and 2nd floors. 5 Dock Doors and 2 Drive In Doors. Poured concrete foundation. Block and Steel frame construction. Gas radiant heat 1200 amps service (2 600 amp) wet sprinkler system, 10,000lb freight elevator. The building sits on 10.9 +/- acres with an additional 6 +/- acres adjacent to main property. Freezer rental is priced separately call for details on pricing.

LOCATION OVERVIEW

Located on Main St and Central Ave

PROPERTY HIGHLIGHTS

- 27,152 +/- SF Space
- 10.9 +/- Acre
- 1 Dock Doors
- 12-30' Ceilings



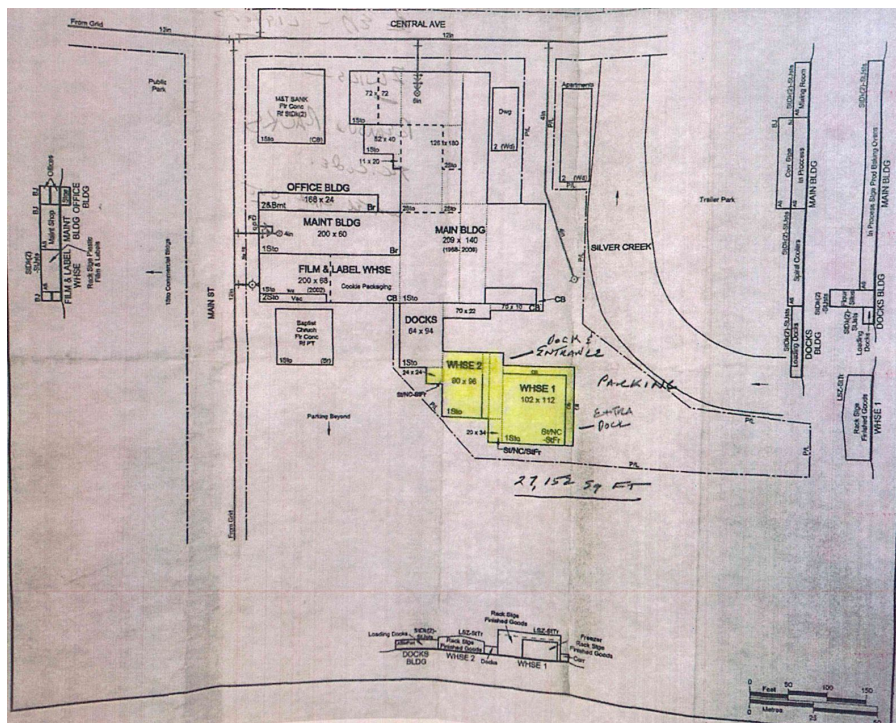
RICK RECCKIO
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4455 TRANSIT ROAD, SUITE 3B
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ADDITIONAL PHOTOS

27,152 +/- SF Food Grade Warehouse

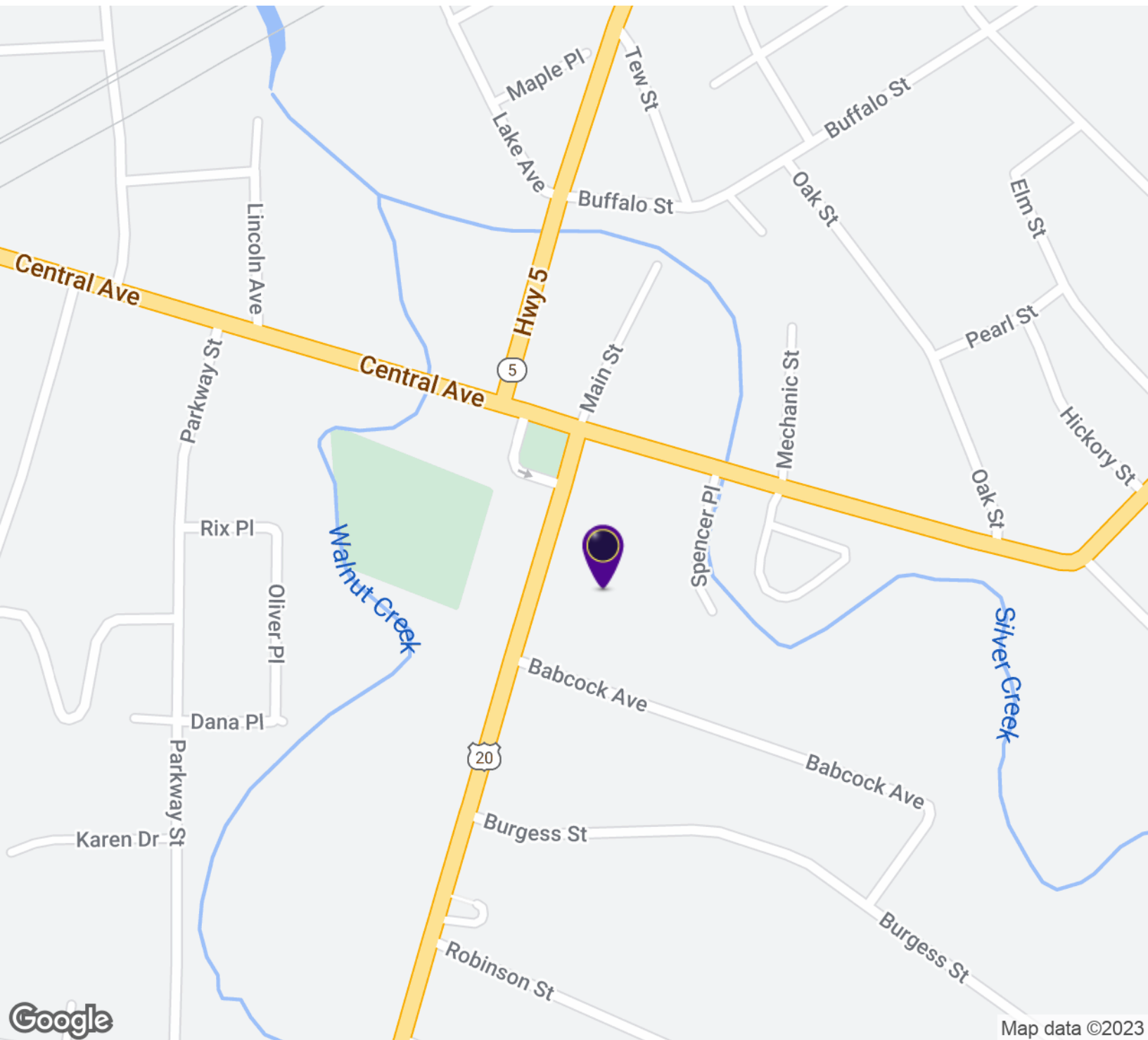
18 Main Street, Silver Creek, NY 14136



LOCATION MAP

27,152 +/- SF Food Grade Warehouse

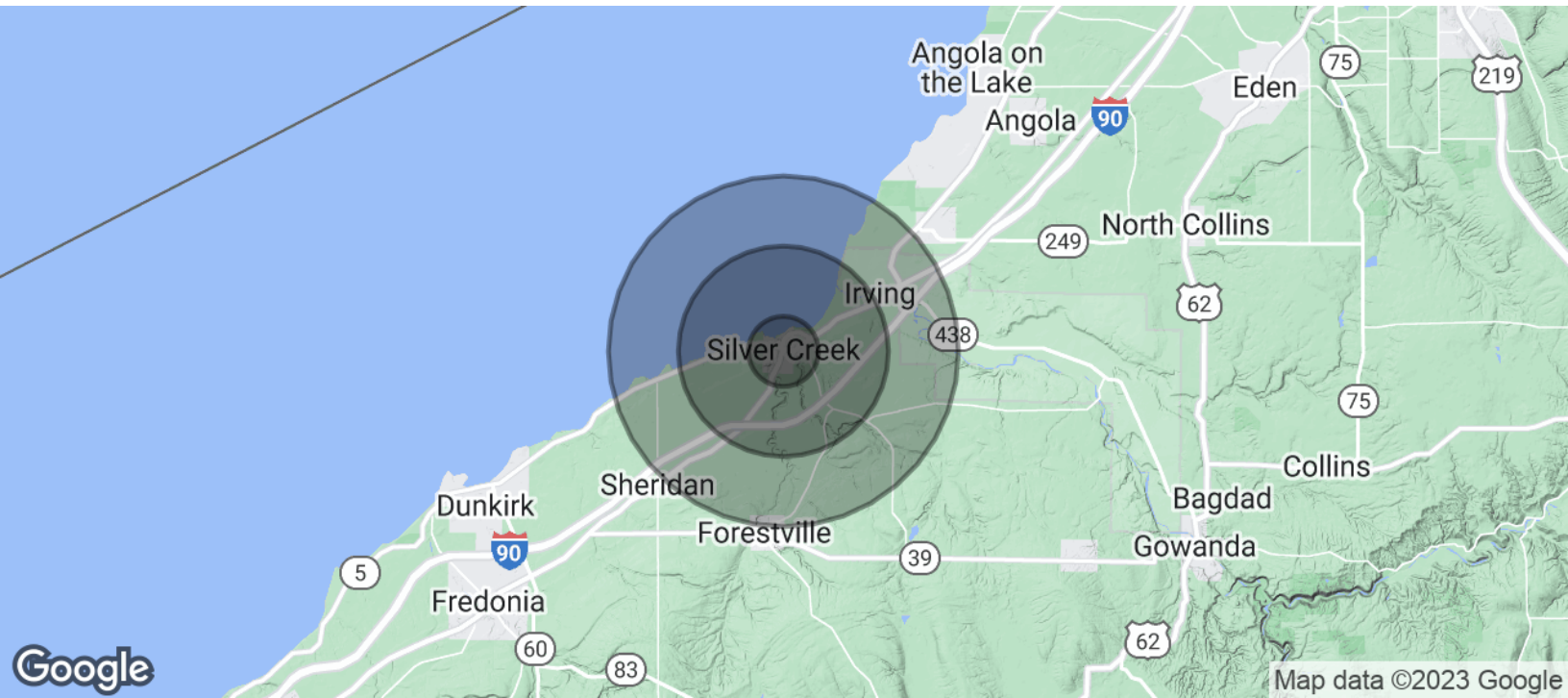
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,787	4,424	6,592
Average Age	45.5	48.1	47.3
Average Age (Male)	41.8	45.9	46.3
Average Age (Female)	51.2	51.6	49.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,044	2,445	3,492
# of Persons per HH	1.7	1.8	1.9
Average HH Income	\$50,990	\$53,438	\$55,447
Average House Value	\$114,830	\$115,554	\$117,956

* Demographic data derived from 2020 ACS - US Census