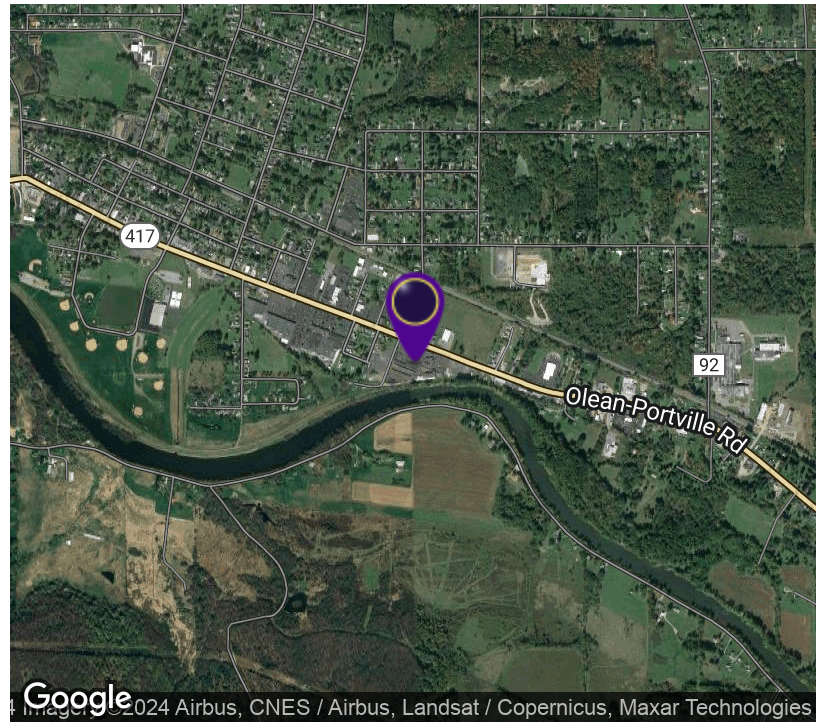


Office Space

1414 East State Street, Olean, NY 14760



OFFERING SUMMARY

Available SF: 500 - 10,000 SF

Lease Rate: \$5.50 SF/yr (Gross)

Lot Size: 8.4 Acres

Year Built: 1942

Building Size: 276,444 SF

PROPERTY OVERVIEW

500 SF up to 10,000 SF office space available for lease in Olean, NY. Ample parking on site for employees. Space is inside 275,000+/- SF warehouse/distribution facility. Access to WNY Pennsylvania Railroad. Space is ideal for any business. Call Rick Recckio for more details (716) 998 - 4422 or email rick@recckio.com

LOCATION OVERVIEW

Strategically located with excellent access to exit 17 of the Southern Tier Expressway (I-86). Central to all of Western New York, Northern Pennsylvania and Southern Ontario, Canada. Located within a day's drive of 75 percent of the population of North America.

PROPERTY HIGHLIGHTS

- 500 Up To 10,000 Office Space Available
- Situated on 8.4 AC of land
- Ample Parking
- Fully Sprinklered
- Access to WNY Pennsylvania Railroad



RICK RECCKIO
716.998.4422
rick@recckio.com

4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

Office Space

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NY & PA Licensed Broker

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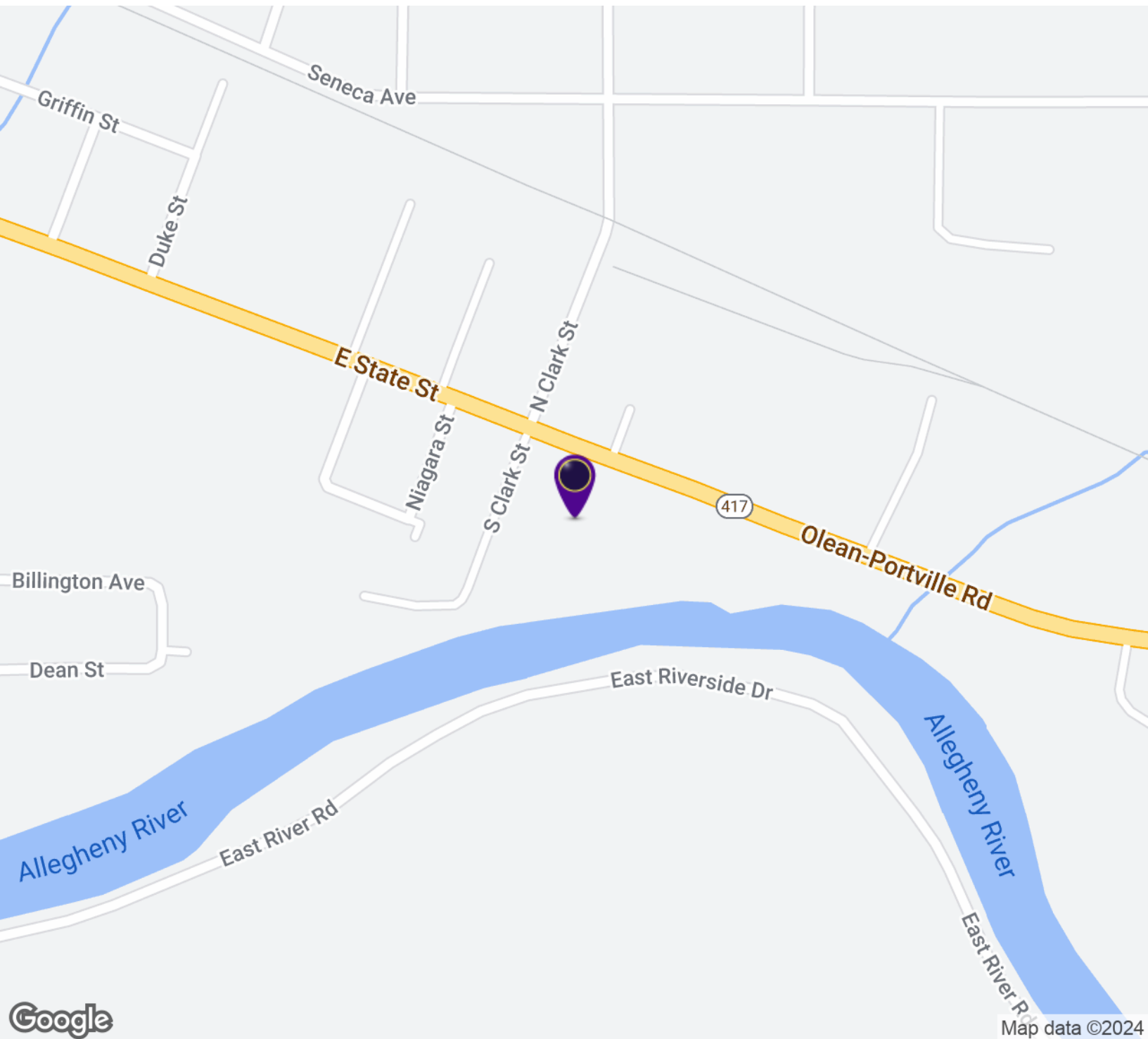


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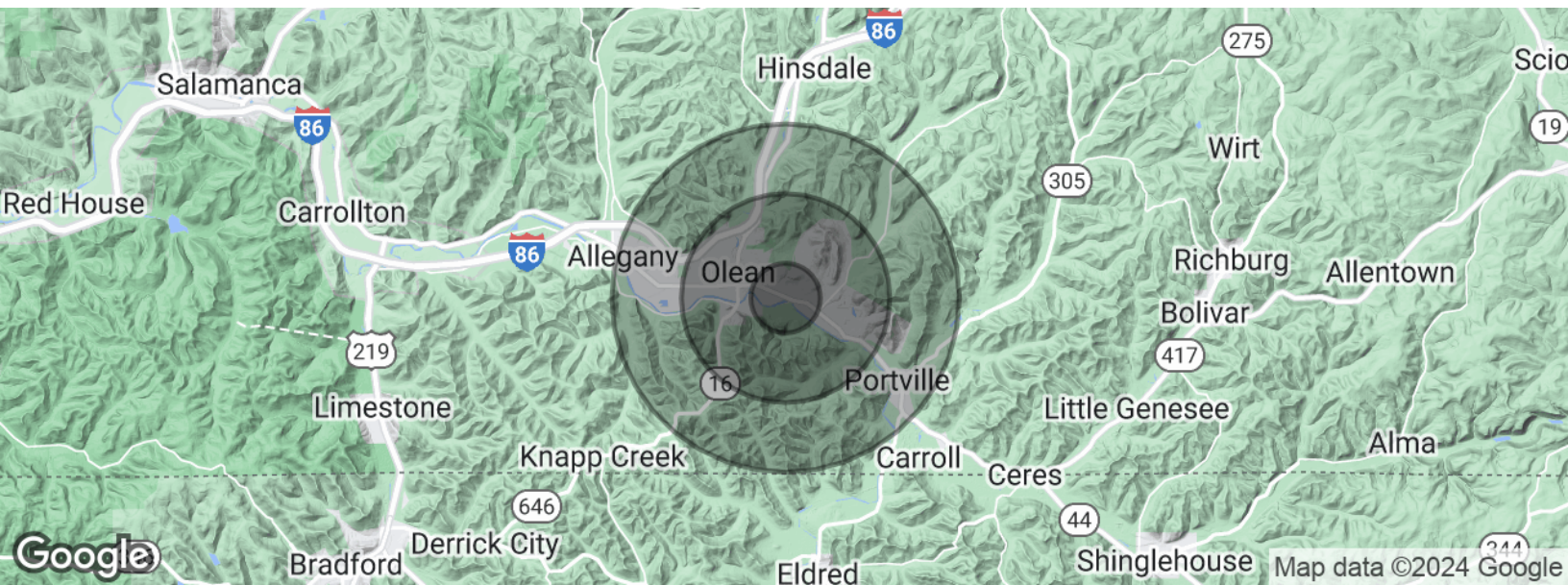
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Office Space

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,327	15,463	24,627
Median age	41.1	41.3	40.9
Median age (Male)	37.1	36.9	37.4
Median age (Female)	47.1	45.1	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,078	7,233	11,123
# of persons per HH	2.2	2.1	2.2
Average HH income	\$54,007	\$49,667	\$50,469
Average house value	\$87,156	\$87,949	\$89,213

* Demographic data derived from 2020 ACS - US Census



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