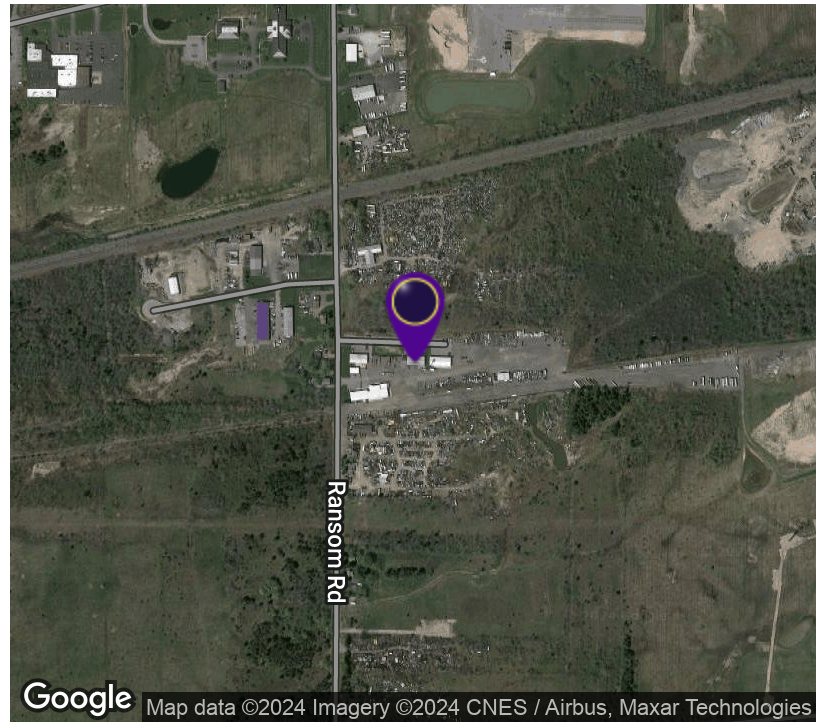


Warehouse / Office Space

933 Ransom Road, Lancaster, NY 14086



OFFERING SUMMARY

Available SF: 5,000 SF

Lease Rate: \$12.50 SF/yr (NNN)

Lot Size: 6.9 Acres

Year Built: 1981

Building Size: 5,000 SF

Zoning: commercial

PROPERTY OVERVIEW

Excellent metal framed 5,000 +/- SF warehouse building available for Lease 1,000+/- office space. Four 14' overhead doors. 5 miles away from the New York State Thruway I-90. Insulated structure with floor drains and 400 AMP service. Lot is 6.8 +/- Acres with ample space for outdoor storage. Truck docks could be installed or a drive thru option as well. Real Estate taxes are \$400+/- per month with CAM charges of \$100+/- per month. Lease Rate in \$12.50 NNN

LOCATION OVERVIEW

Located 1/2 mile west of Alden between Walden Avenue & Broadway. Easy access to New York State Thruway I-90 and Route 33 Kensington Expressway.

PROPERTY HIGHLIGHTS

- 5,000 +/- SF Warehouse Building with 1,000 +/- Office Space
- Four (4) 14' Overhead Doors
- 5 Miles to NYS Thruway I-90
- Insulated Building / Floor Drains / 400 AMP Service
- Truck Docks and Drive Thru Capabilities

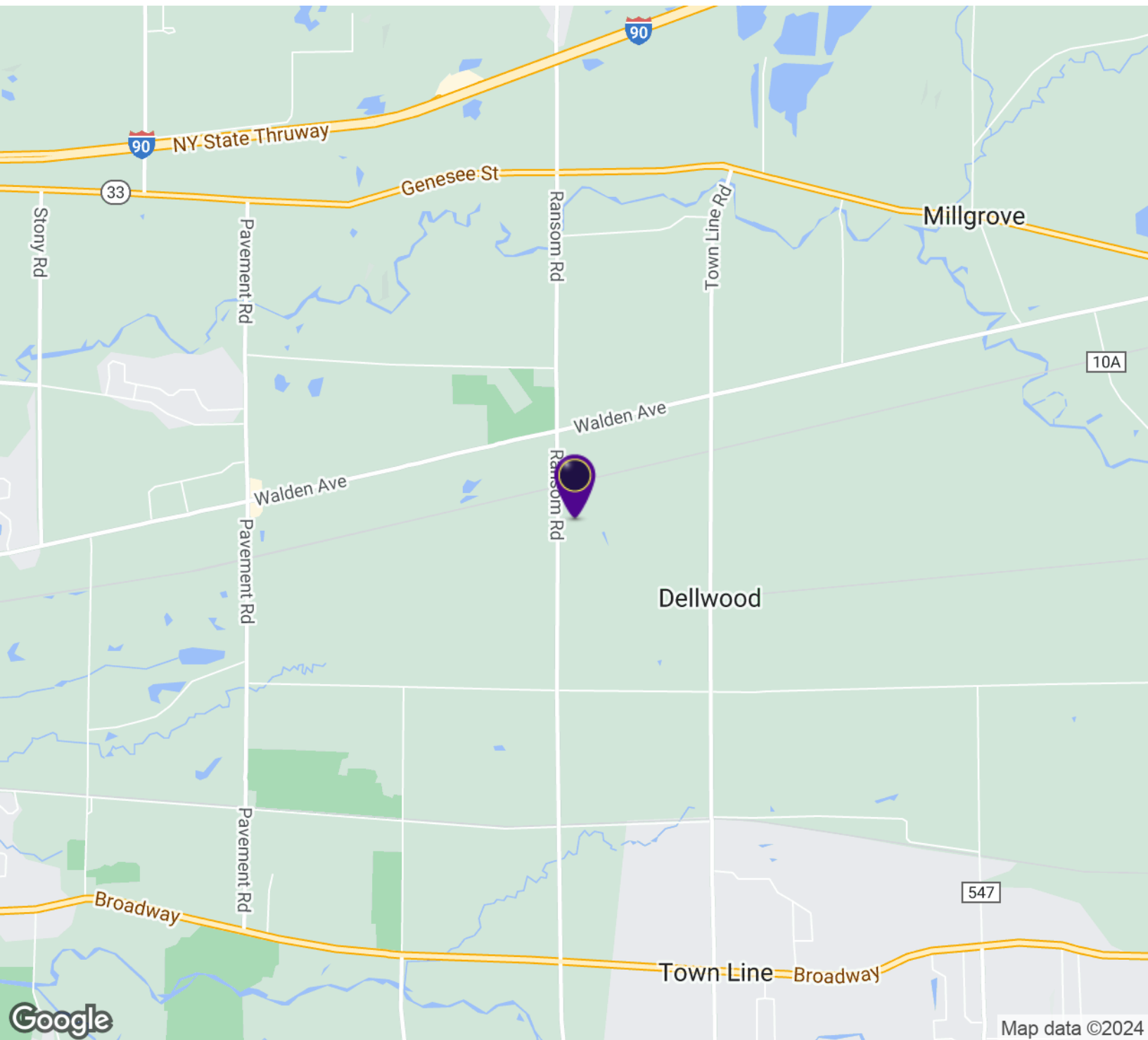


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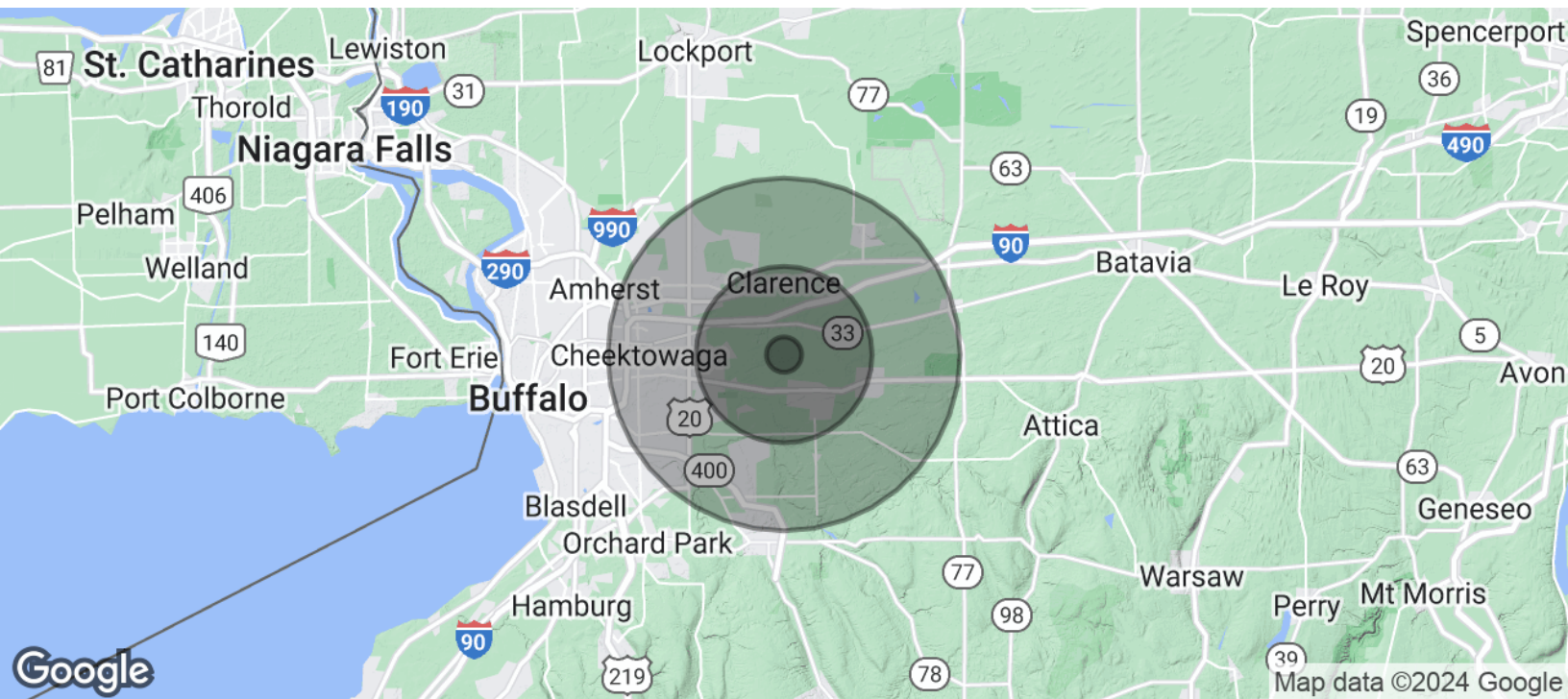


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,076	30,382	182,333
Average age	45.1	43.7	42.9
Average age (Male)	42.8	41.9	41.2
Average age (Female)	48.4	46.1	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	423	10,598	70,738
# of persons per HH	2.5	2.9	2.6
Average HH income	\$73,611	\$83,891	\$76,856
Average house value	\$161,019	\$208,665	\$175,886

* Demographic data derived from 2020 ACS - US Census



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