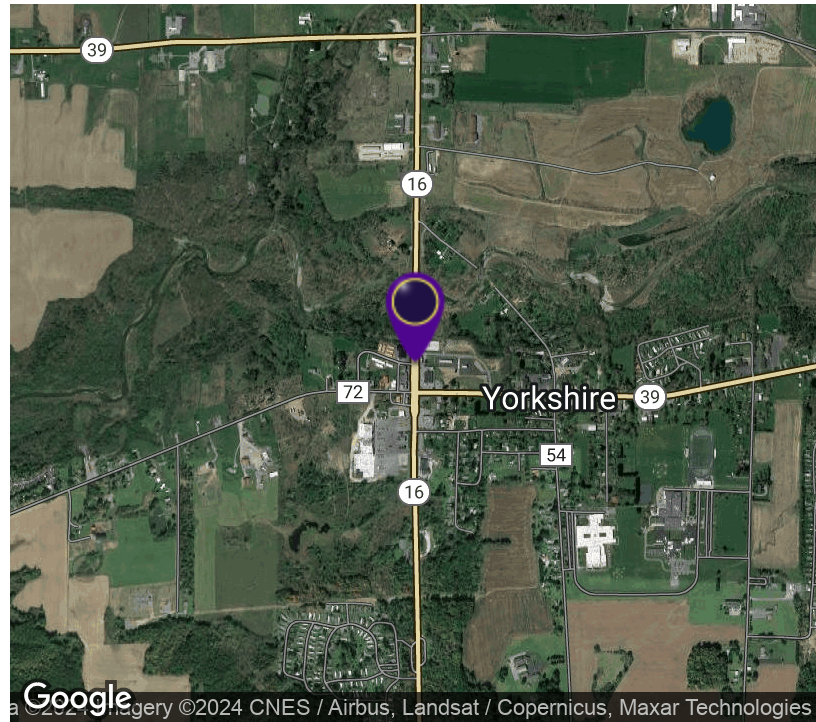


12,500+/- SF Warehouse Building

13700 Olean Road , Sardinia, NY 14134



OFFERING SUMMARY

Available SF:	12,500 SF
Lease Rate:	Call for More Details
Lot Size:	95.0 Acres
Year Built:	2017 & 2022
Building Size:	12,500 SF
Zoning:	BL - Commercial Business & Light Manufacturing

PROPERTY OVERVIEW

A high quality 12,500+/- SF available in a 25,000+/- SF flex building on 5.02 acres, which can be expanded up to 100,000+/- SF. Adjacent to 95+/- acres development site. Zoned BL: commercial business & light manufacturing. 8" concrete radiant heated floors. 60' clear span. 16' ceiling height with insulated finished metal grid. New 12,500+/- SF Building has 16' ceiling height, drive-in door and one dock. Newly paved parking lot. Low Arcade electric rates, 400 AMP. 3-phase electrical service. Well water capacity of 1.3 million gallons a day.

LOCATION OVERVIEW

Located at 13700 TriCounty Road in Chaffee, NY 14030 is off of Route 16, on Olean Road. Minutes north of Yorkshire & Arcade.

PROPERTY HIGHLIGHTS

- Excellent Location
- Built in 2017 & 2022
- 12,500 +/- SF Currently Available
- 95+/- Acres
- Zoned BL: commercial business & light manufacturing.



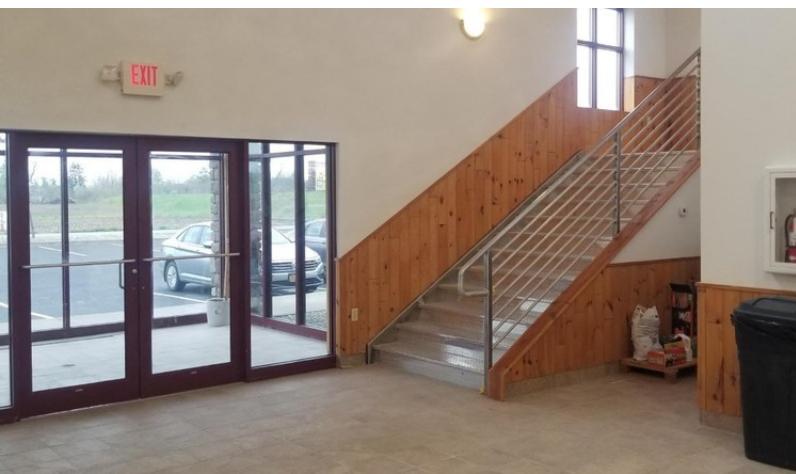
RICK RECCKIO
716.998.4422
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4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

ADDITIONAL PHOTOS

12,500+/- SF Warehouse Building

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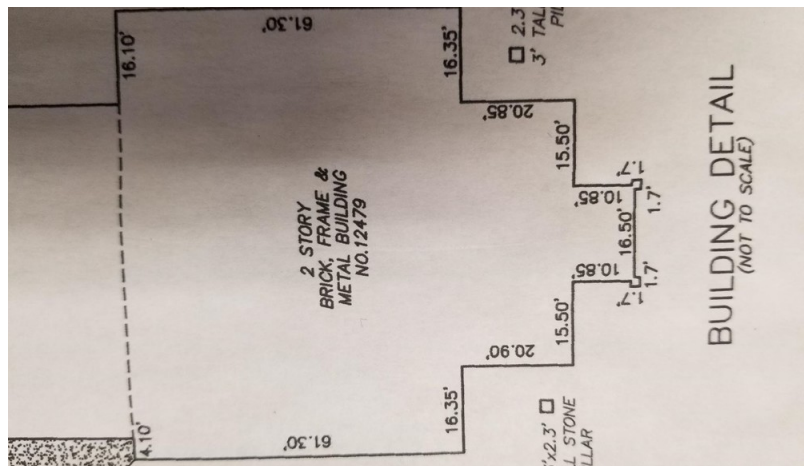
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ADDITIONAL PHOTOS

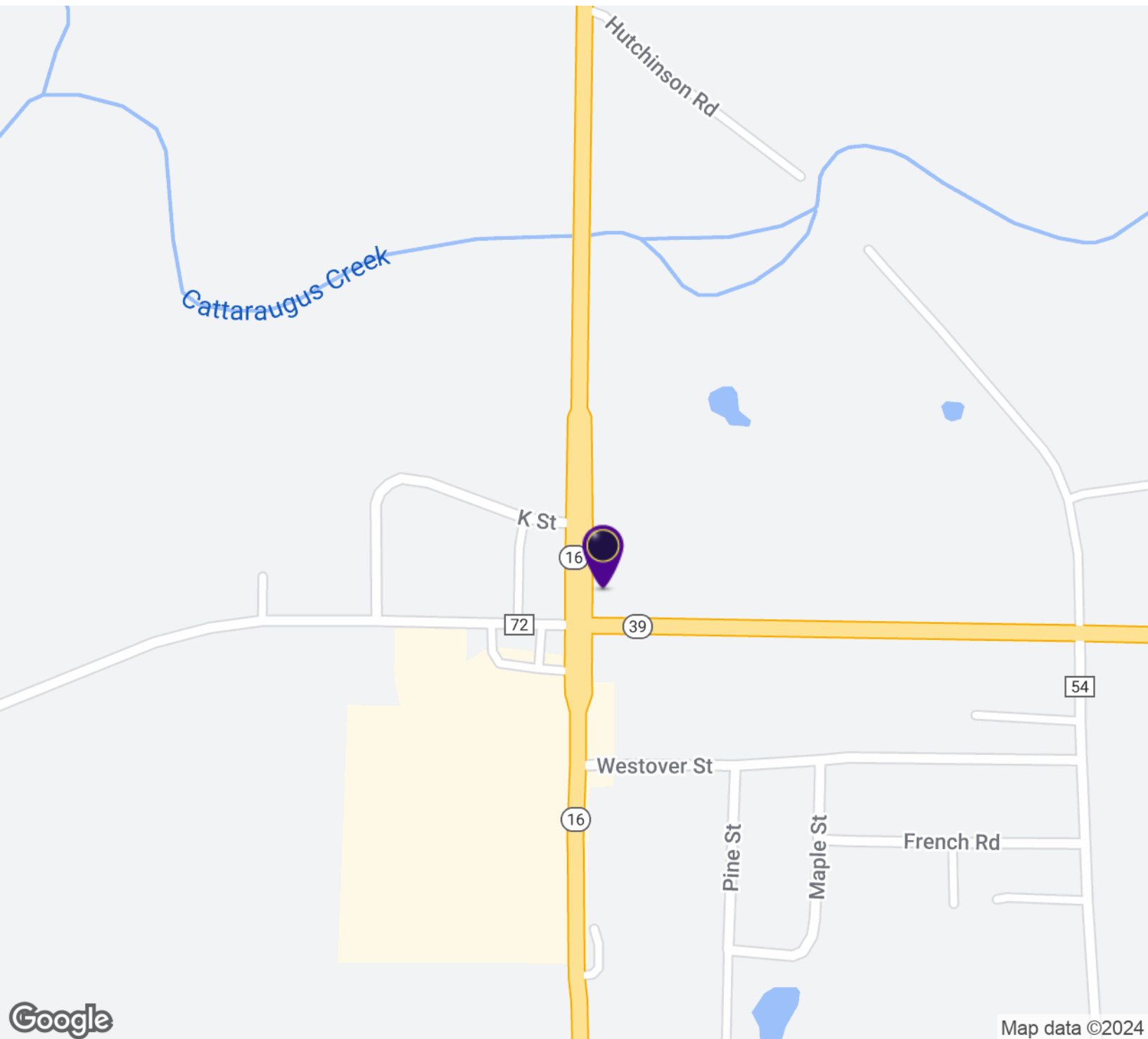
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LOCATION MAP

12,500+/- SF Warehouse Building
13700 Olean Road , Sardinia, NY 14134

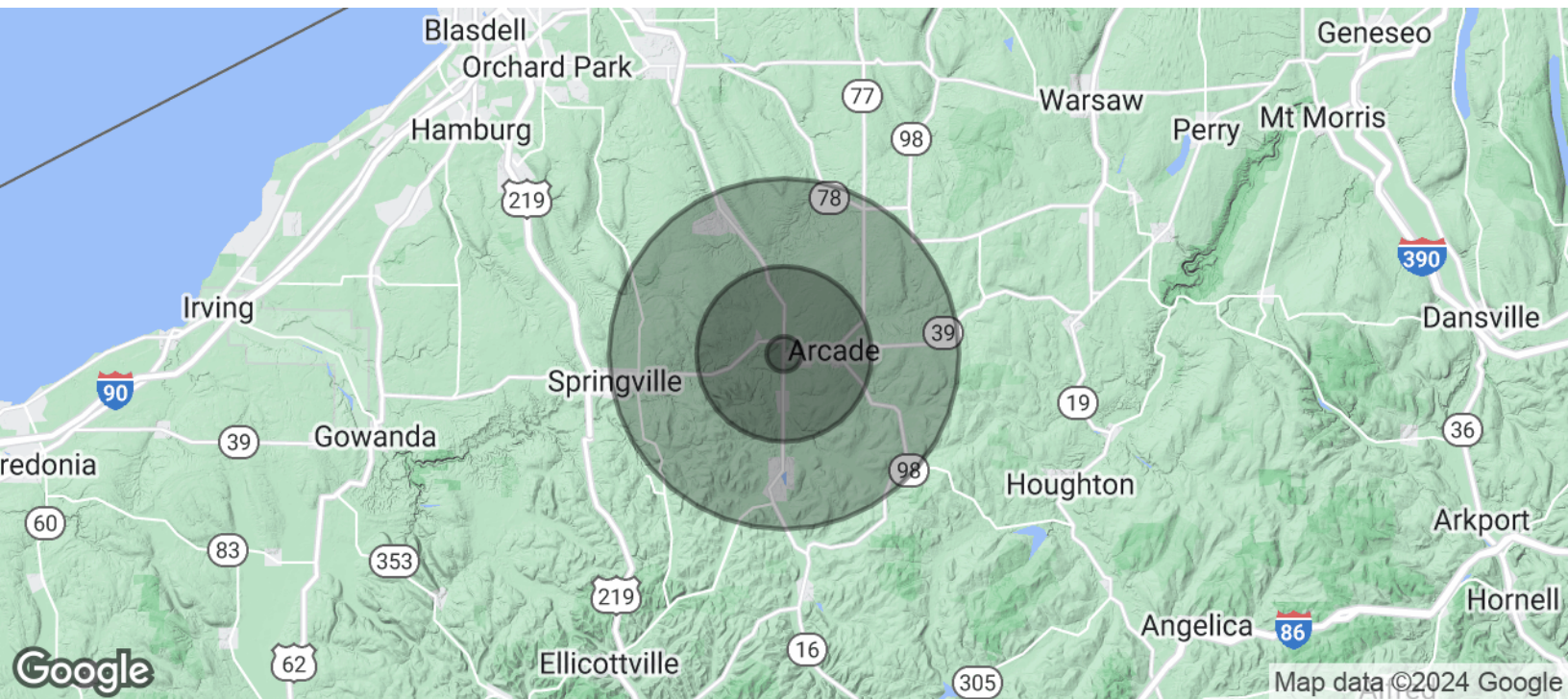


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12,500+/- SF Warehouse Building

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	701	7,428	24,046
Average Age	46.2	44.6	44.7
Average Age (Male)	41.3	41.3	42.8
Average Age (Female)	50.1	47.1	45.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	349	3,693	11,994
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$55,314	\$60,408	\$61,539
Average House Value	\$88,148	\$115,122	\$146,472

* Demographic data derived from 2020 ACS - US Census



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