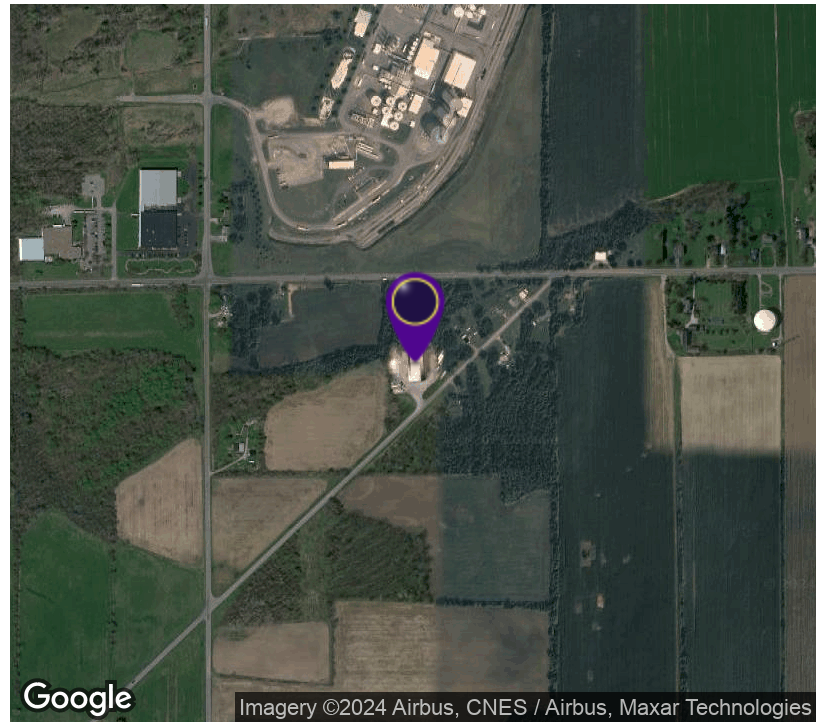


12,000+/- SF Truck Terminal

11697 Sanderson Rd, Medina, NY 14103



OFFERING SUMMARY

Sale Price:	\$995,000
Available SF:	11,900 SF
Lease Rate:	\$3.50 SF/yr (NNN) \$2.50 in CAMs)
Lot Size:	6.3 Acres
Year Built:	1958
Building Size:	11,900 SF
Renovated:	2023
Zoning:	Commercial
Price / SF:	\$83.61

PROPERTY OVERVIEW

This 12,000+/- SF Truck Terminal is available for Sale or Lease. Located on the southern side of Medina the accessibility for the trucks/tractor trailers can easily travel between both Buffalo & Rochester. The building is equipped with 23 New Docks (11 on the west side & 12 on the east side). The entire lot was leveled and re-paved with new concrete in front of the dock doors. Exterior paint, awnings, roof, dock plates and dock padding have all been updated as well. 4 (four) 14' x 14' overhead doors with 1 Drive In ramp. Additional office located on the first floor, roughly 2,550+/- SF. The office space has multiple private offices, open conference area, break room and bathroom. The basement of this facility has an 3,025+/- SF Auto/Repair space with 3 (three) 14' x 12' overhead doors underneath the office area ideal for repairs, storage, or trucking usage. 436' of Frontage located on Route 31A on a lot size of 6.3+/- Acres.

LOCATION OVERVIEW

Located on the southern side of Medina, this property is easily accessible to Route 31, 104 & 63, which allows easy transportation between Buffalo & Rochester NY.

PROPERTY HIGHLIGHTS

- 7 (seven) 14'+ Overhead Doors
- 2,500+/- SF Office Space
- Brand new dock doors, plates, padding, etc....
- Completely leveled, graveled lot with concert slabs 2023
- 3,025+/- SF Rear Storage/Auto Repair space in basement
- 23 Loading Dock Doors



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LEASE SPACES

12,000+/- SF Truck Terminal

11697 Sanderson Rd, Medina, NY 14103



LEASE INFORMATION

Lease Type:	NNN \$2.50 in CAMs	Lease Term:	Negotiable
Total Space:	11,900 SF	Lease Rate:	\$3.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
11697 Sanderson Rd	Available	11,900 SF	NNN \$2.50 in CAMs	\$3.50 SF/yr	1 tenant property can not be subdivided



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ADDITIONAL PHOTOS

12,000+/- SF Truck Terminal

11697 Sanderson Rd, Medina, NY 14103



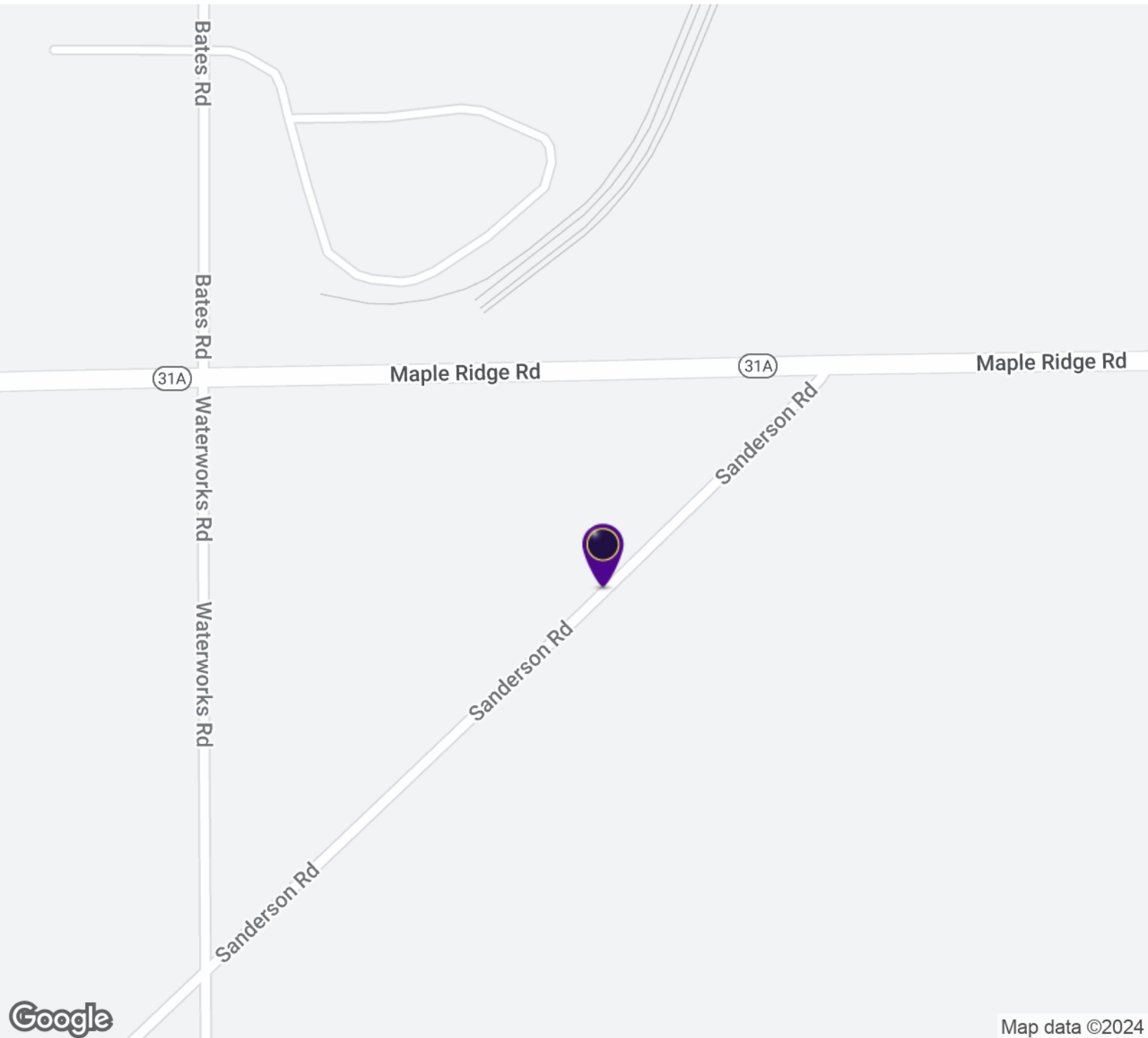
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LOCATION MAP

12,000+/- SF Truck Terminal

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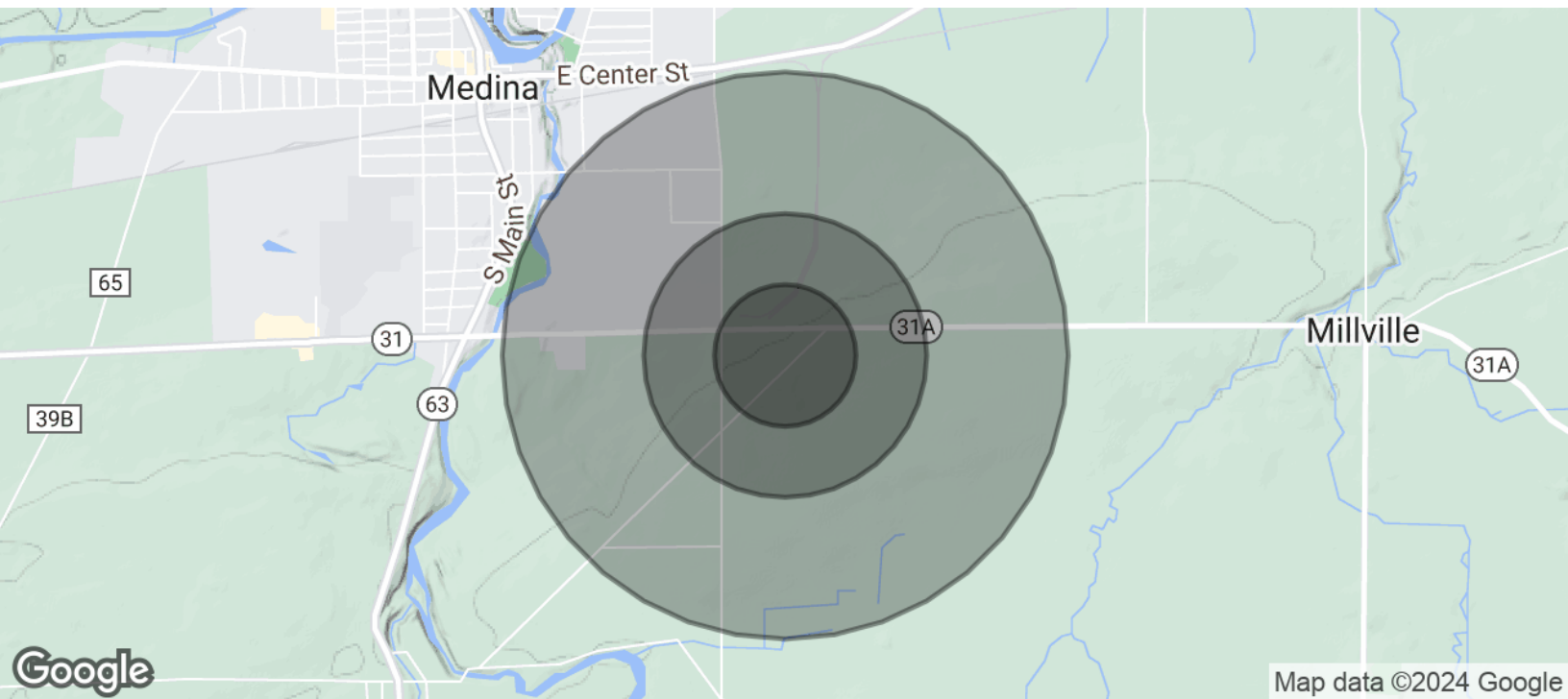


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12,000+/- SF Truck Terminal

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10	183	1,225
Average Age	34.5	36.5	36.9
Average Age (Male)	35.3	36.2	36.5
Average Age (Female)	33.8	41.4	42.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	4	81	554
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$65,463	\$48,959	\$47,545
Average House Value	\$114,159	\$85,638	\$86,110

2020 American Community Survey (ACS)