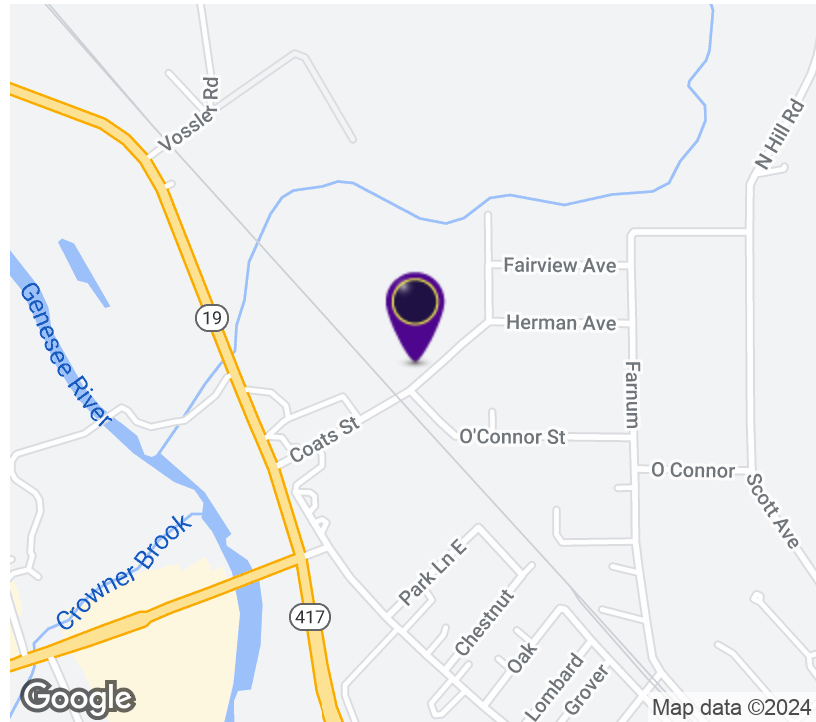


Warehouse and Office Space

37 Coats St, Wellsville, NY 14895



OFFERING SUMMARY

Sale Price:	Call for More Details
Available SF:	258,000 SF
Lease Rate:	\$4.00 SF/yr (50cent CAMs)
Lot Size:	106.0 Acres
Year Built:	1961
Building Size:	398,007 SF
Renovated:	2020
Zoning:	03 - MULTI

PROPERTY OVERVIEW

Excellent warehouse and office space opportunity for lease located in Wellsville New York. This facility has a magnitude of different possibilities for any business. Situated on 100+ acres of land is 400,000 +/- SF facility is separated into three sections. The front building located at the corner of Coach Street and O'Connor Street is a 40,000-square-foot office facility on two floors. This office space has both a lower level parking as well as an upper level parking making access very easy. The space could easily be converted into any business usage or opportunity with excellent exposure to the main road. Located directly behind the front building is a middle office building that is 16,000 +/- ft. The space is the connecting point between both the warehouse facility and the front office. These offices were formally used by the Navy and are connected by a second-floor walkway to the other buildings. Both of these office spaces are currently vacant. The third building is a 340,000 +/- SF industrial warehouse facility. This complex is one-third occupied by 5 existing tenants with a range of short and long-term agreements. This facility is broken into multiple different sections that can easily be subdivided and or opened up for the potential tenant occupying the space. There are two truck docs located on the eastern part of the facility in its own separate receiving area that is connected to the middle of the building. This facility is ultimately one giant open floor plan with three different ceiling heights which include 50 feet, 26 feet, and 15 feet respectively. This building is ideal for any and all potential opportunities for not only the space available in size but also for the water and electric provided to the property. Current owners have been maintaining the building for the last few years making sure that all necessary requirements have been maintained for their tenants. For more information please contact Rick Recckio at 716-998-4422



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

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LOCATION DESCRIPTION

Southern Tier - Allegany County. Located on Coats St off of Riverside Drive. Near by businesses include Wellsville Country Club, Hertz Car Rental, Tops Friendly Market, Dollar General, Burger King, Wellsville Laser Wash, Save A Lot, NAPA Auto Parts, Beef Haus, Texas Hot, Wellsville Brewing Company

PROPERTY HIGHLIGHTS

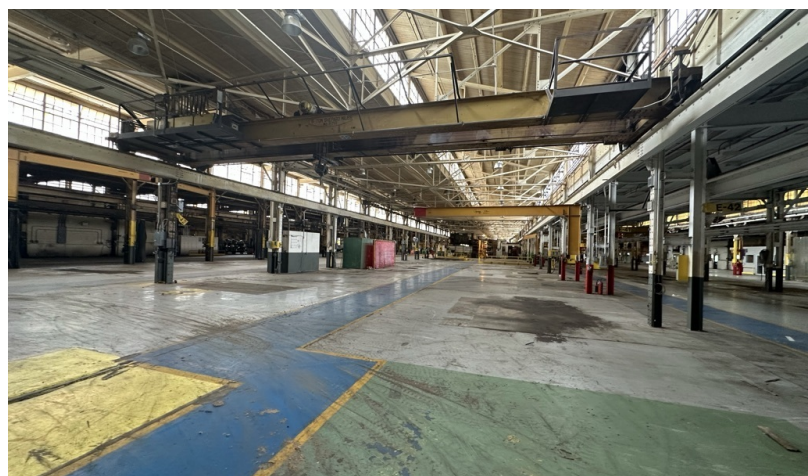
- 398,007+/- SF BUILDING
- 100+/- Acres
- Warehouse and Office Space
- 400,000 +/- SF Facility
- 2 Truck Docks

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	181	576
Total Population	84	310	998
Average HH Income	\$68,063	\$65,599	\$67,011

ADDITIONAL PHOTOS

Warehouse and Office Space

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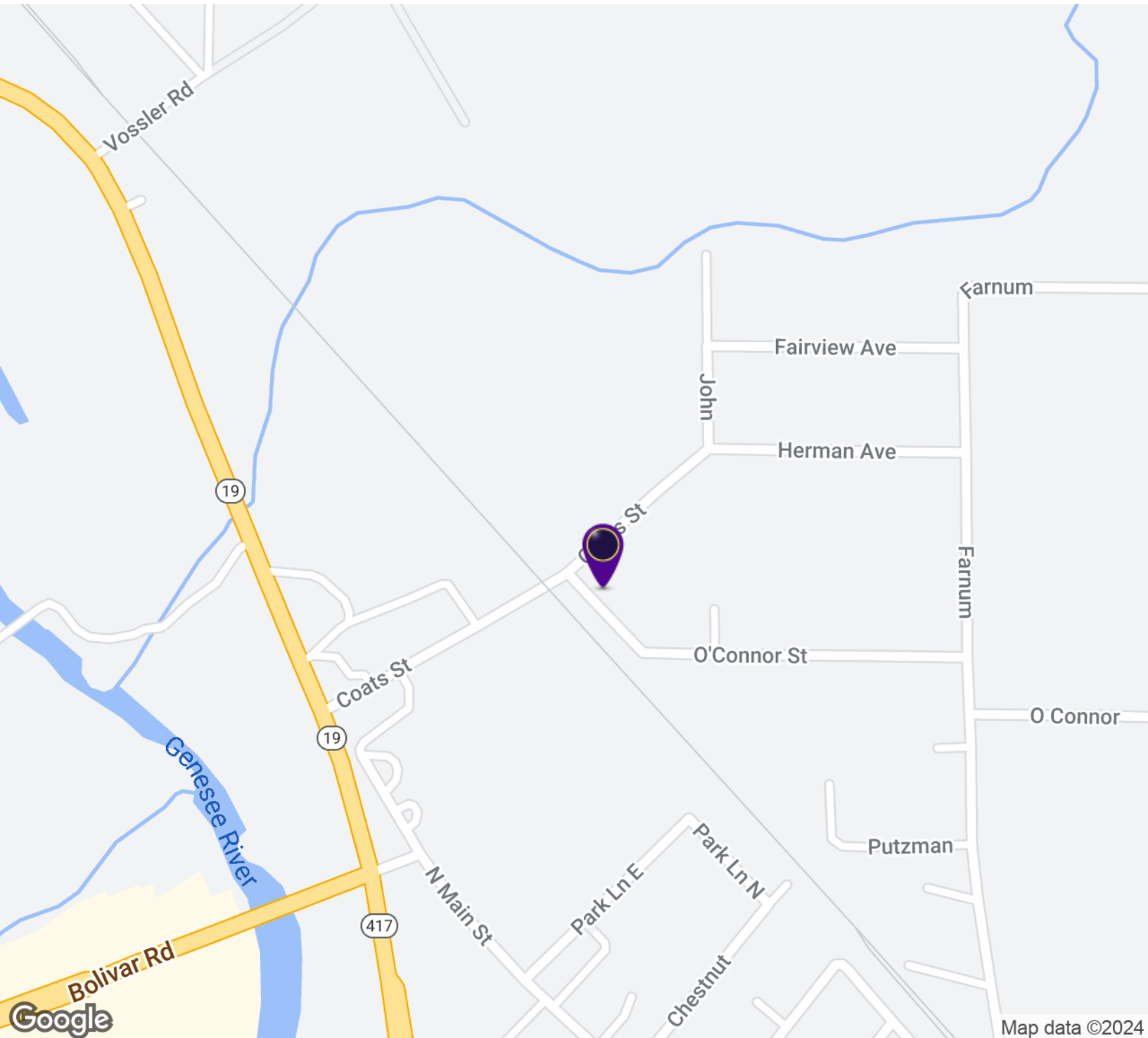


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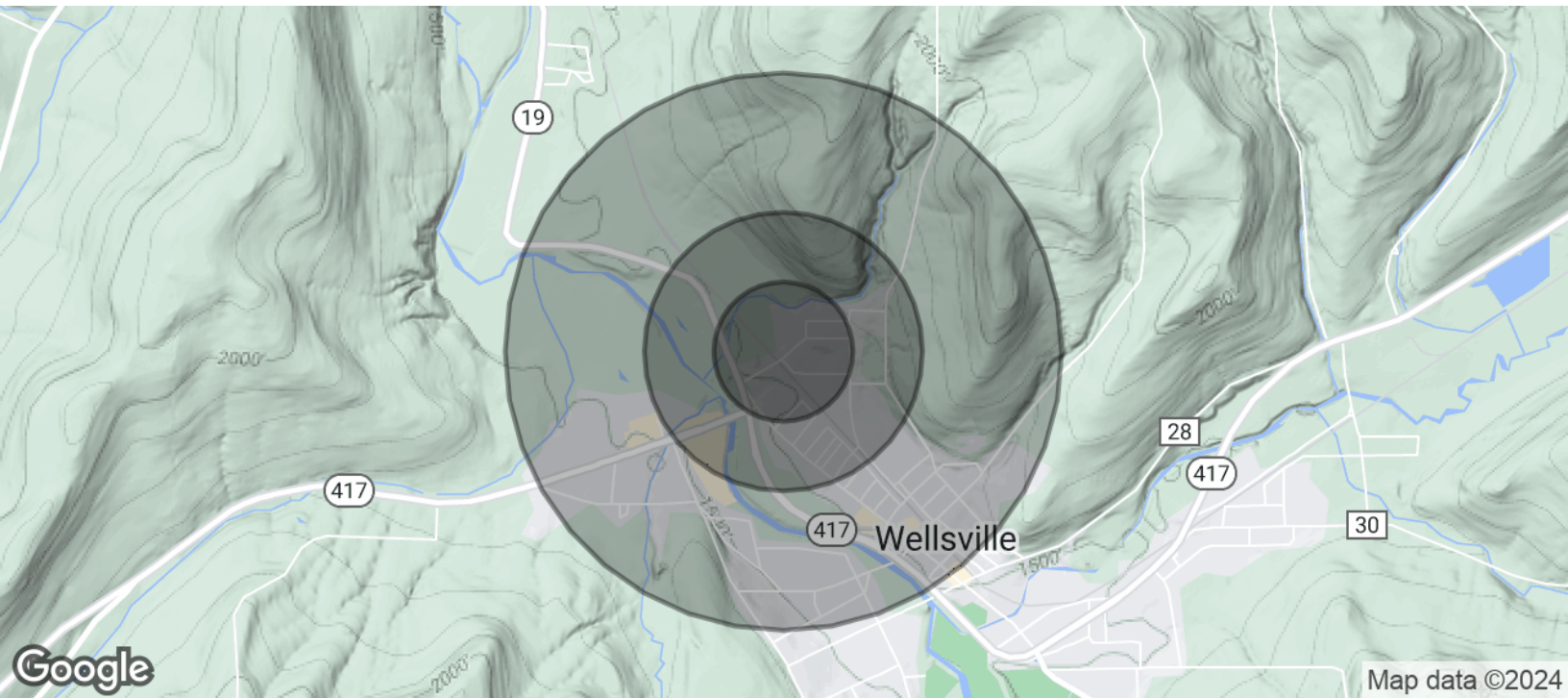
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	84	310	998
Average Age	49.5	48.2	47.5
Average Age (Male)	46.8	45.0	44.5
Average Age (Female)	56.6	55.0	53.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	50	181	576
# of Persons per HH	1.7	1.7	1.7
Average HH Income	\$68,063	\$65,599	\$67,011
Average House Value	\$79,970	\$78,151	\$80,053

2020 American Community Survey (ACS)



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