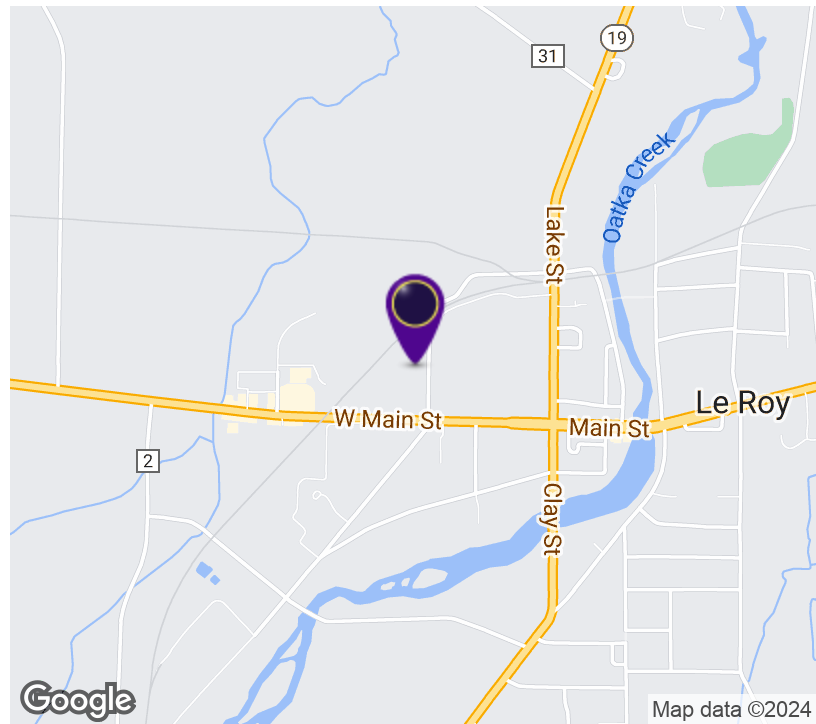


32,500+/- SF INDUSTRIAL SPACE SALE AND LEASE

9 Lent Ave, Le Roy, NY 14482



SALE PRICE

CALL FOR DETAILS

OFFERING SUMMARY

Available SF:	32,500 SF
Lease Rate:	\$3.75 SF/yr (NNN)
Lot Size:	4.5 Acres
Year Built:	1960
Building Size:	32,500 SF
Renovated:	1995
Zoning:	Industrial
Price / SF:	-

PROPERTY OVERVIEW

This industrial warehouse space is currently available for sale and lease. Approximately 32,500 +/- SF is separated into 5,000 +/- SF of office space with its own private entrance and 27,500 +/- SF of warehouse space. The warehouse space has 20' ceiling heights in the large section with both 2 dock doors as well as a grade level drive-in door. Ideal for any storage, manufacturing, industrial usage, etc.. Ample amounts of parking for roughly 60 spaces situated on 4.5 acres of land. This property is available immediately and it's easy to show for any questions, please feel free to reach out to 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

PROPERTY SUMMARY

32,500+/- SF INDUSTRIAL SPACE SALE AND LEASE

9 Lent Ave, Le Roy, NY 14482



LOCATION DESCRIPTION

9 Lent Ave is surrounded by a reliable and highly skilled labor force with nearly 39,327+/- residents living within a 10-mile radius serving in the warehousing sector. Located between Batavia, Rochester, and centrally located in Western New York, this property is ideal for any business that needs access to all major cities as well as the United States-Canadian border can be reached in just over an hour.

PROPERTY HIGHLIGHTS

- Spacious 32,500+/- SF industrial building for Sale or Lease
- 2 Dock Doors
- 1 Grade Drive In Door
- Approximately 5,000+/- Office
- 20' Ceiling Height in Warehouse
- Ample Parking up to 60 Spaces



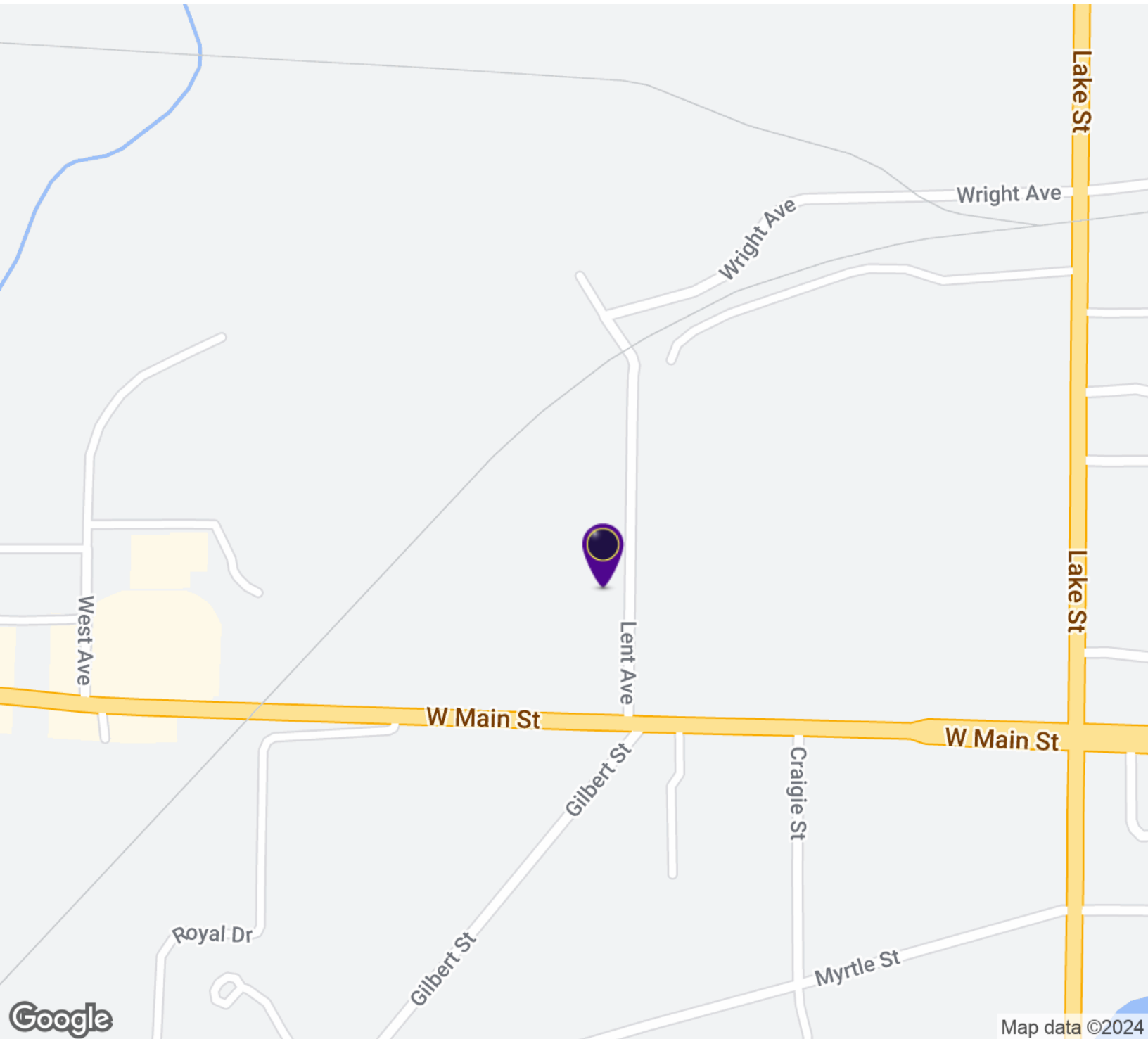
RICK RECCKIO
716.998.4422
rick@recckio.com

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

LOCATION MAP

32,500+/- SF INDUSTRIAL SPACE SALE AND LEASE

9 Lent Ave, Le Roy, NY 14482



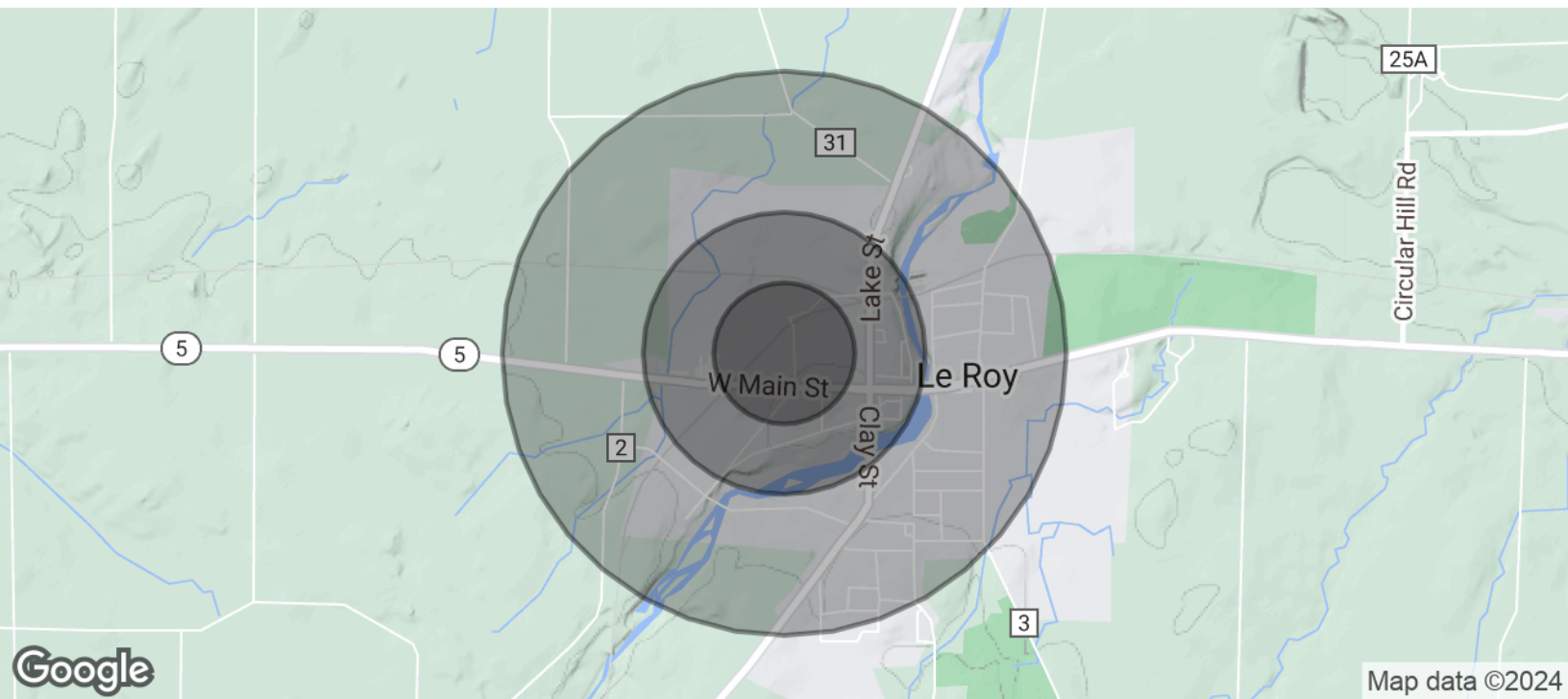
RICK RECCKIO
716.998.4422
rick@recckio.com

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

DEMOGRAPHICS MAP & REPORT

32,500+/- SF INDUSTRIAL SPACE SALE AND LEASE

9 Lent Ave, Le Roy, NY 14482



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	189	845	2,305
Average Age	46.1	43.4	43.8
Average Age (Male)	38.9	37.3	37.7
Average Age (Female)	55.4	52.0	50.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	113	499	1,230
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$44,274	\$43,148	\$50,762
Average House Value	\$125,629	\$121,511	\$121,892

2020 American Community Survey (ACS)



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