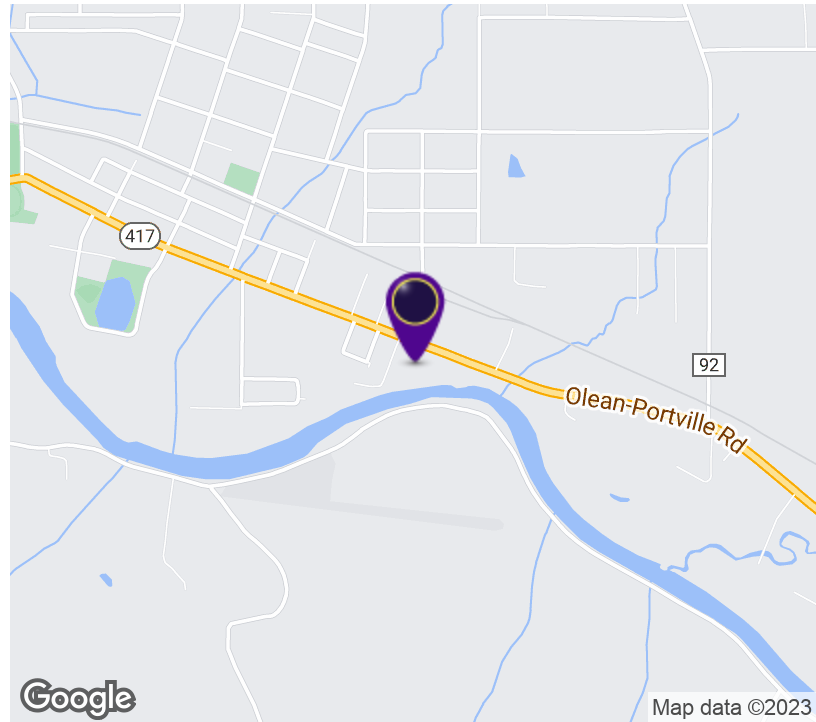


Warehouse, Distribution, & Office Space

1414 East State Street, Olean, NY 14760



OFFERING SUMMARY

Available SF: 3,000 - 42,000 SF

Lease Rate : \$5.50 SF (NNN)

Lot Size: 8.4 Acres

Year Built: 1942

Building Size: 276,444 SF

PROPERTY HIGHLIGHTS

- Located in an Empire Zone (EZ), Offering Some Potential Tax Benefits
- Site has Water, Sewer, Electricity, Gas, and Telephone
- Situated on 8.4 AC of land
- 16'-24' Ceiling Heights
- Ample Paved Parking on Both Sides of Building
- Traffic Signal Access
- Fully Sprinklered
- Easy Access To I-86 Southern Tier Expressway
- Access to WNY Pennsylvania Railroad



RICK RECCKIO
716.998.4422
rick@recckio.com

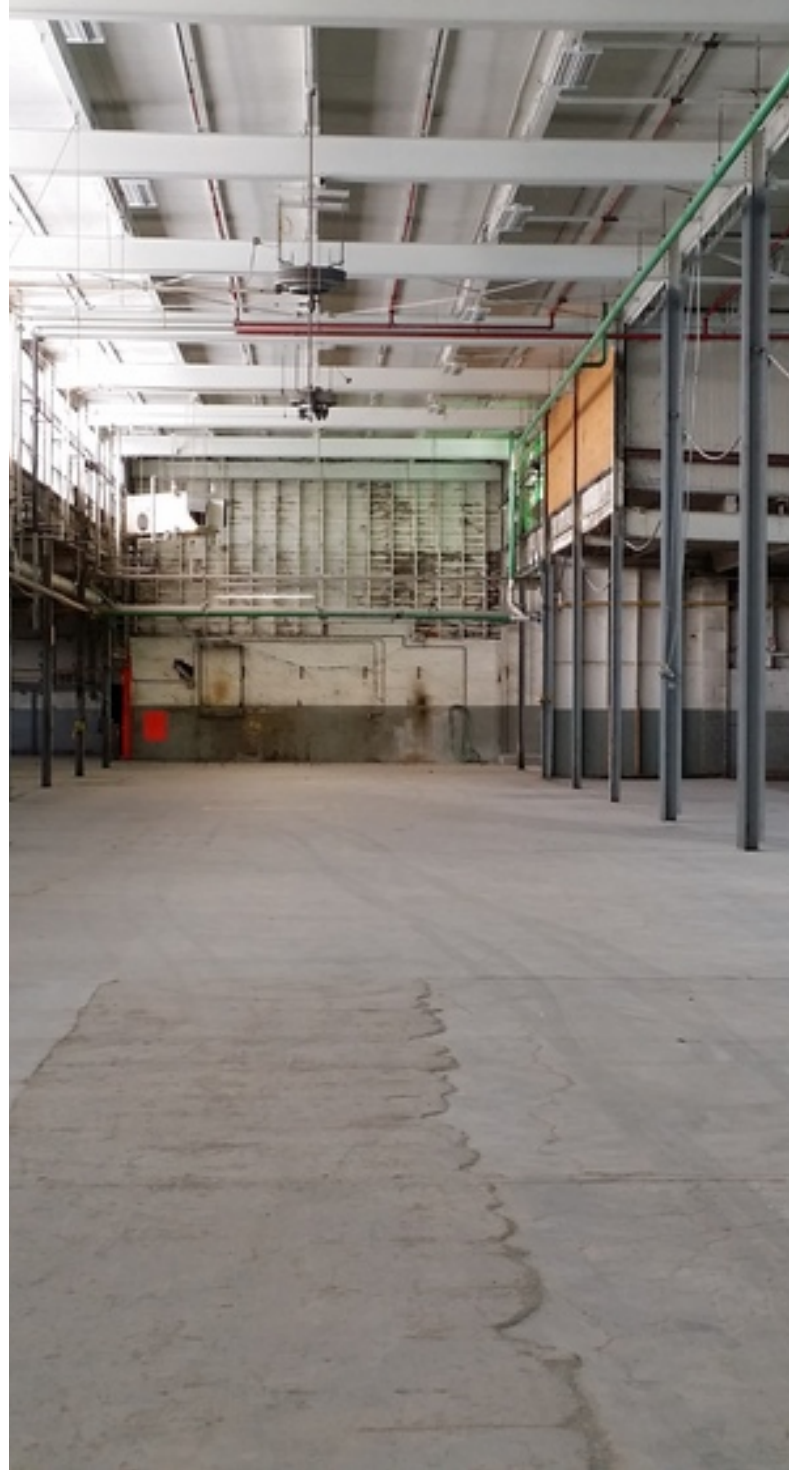
4455 TRANSIT ROAD, SUITE 3B
Williamsville, NY 14221
(O) 716.631.5555 // (F) 716.632.6666
www.recckio.com

Warehouse & Distribution

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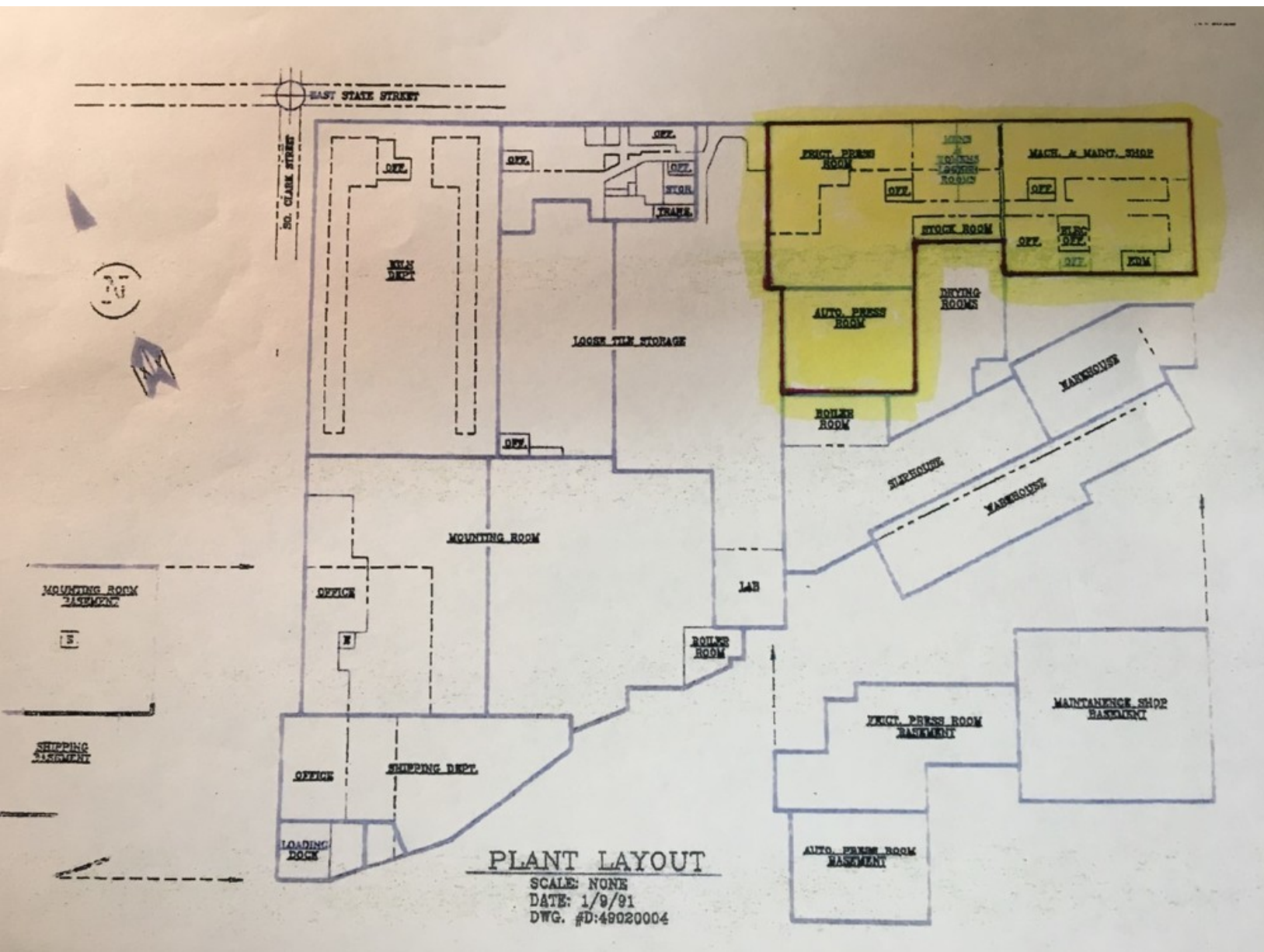
Olean, NY area warehouse-distribution-manufacturing facility now available for lease. 42,000+/- square feet of warehouse space situated on a lot measuring approximately 8.4 acres. 3 truck level doors, 16' to 24' clear ceiling heights, rail access available to WNY Pennsylvania Railroad, switch and transformer on-site, heavy industrial power, fully sprinklered, rubber membrane roof, concrete floors, back-up generator, security system. Also available is 10,000 +/- sf air-conditioned office area. There is ample parking with approximately 200 spaces. This property is ideal for manufacturing, distribution & office use.

Also available for a separate price at 1401 E. State Street is a 10.5 +/- acre field across the street from the plant with rail access and two smaller buildings approximately 5,000 +/- SF. 1401 East State Street consisting of 10.5 +/- acres of land is ready for development. Active rail access to WNY Pennsylvania Railroad, 718' +/- of frontage on E. State Street, and 621' +/- frontage on N. Clark Street. Both properties are located in the Empire Zone "EZ" areas, which guarantees development incentives, such as tax benefits. Strategically located with access to the I-86 Southern Tier Expressway exit 17 of the Southern Tier Expressway. Central to all Western NY, Northern PA., and Southern Ontario, Canada. Call Rick Recckio 716-998-4422 for additional information or email at Rick@Recckio.com



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ADDITIONAL PHOTOS

Warehouse & Distribution

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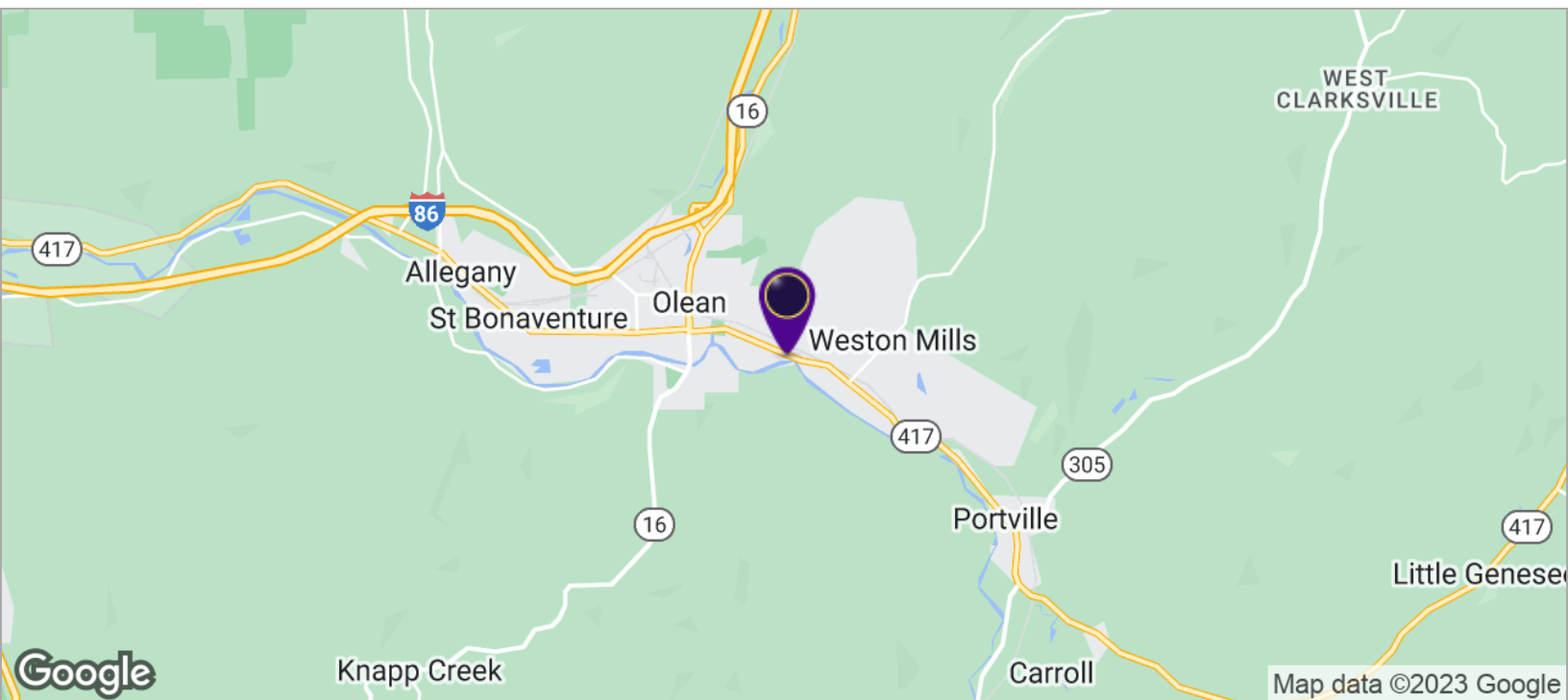
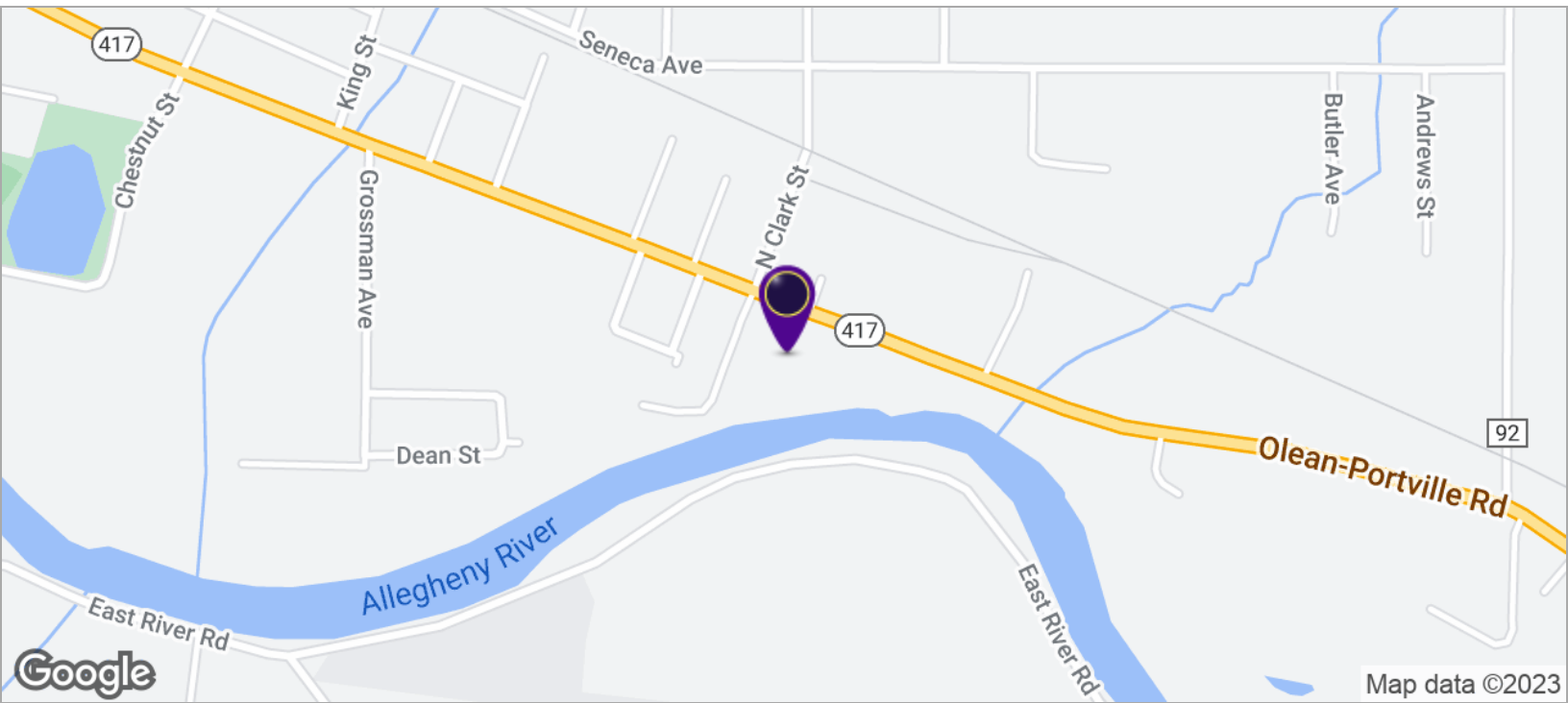


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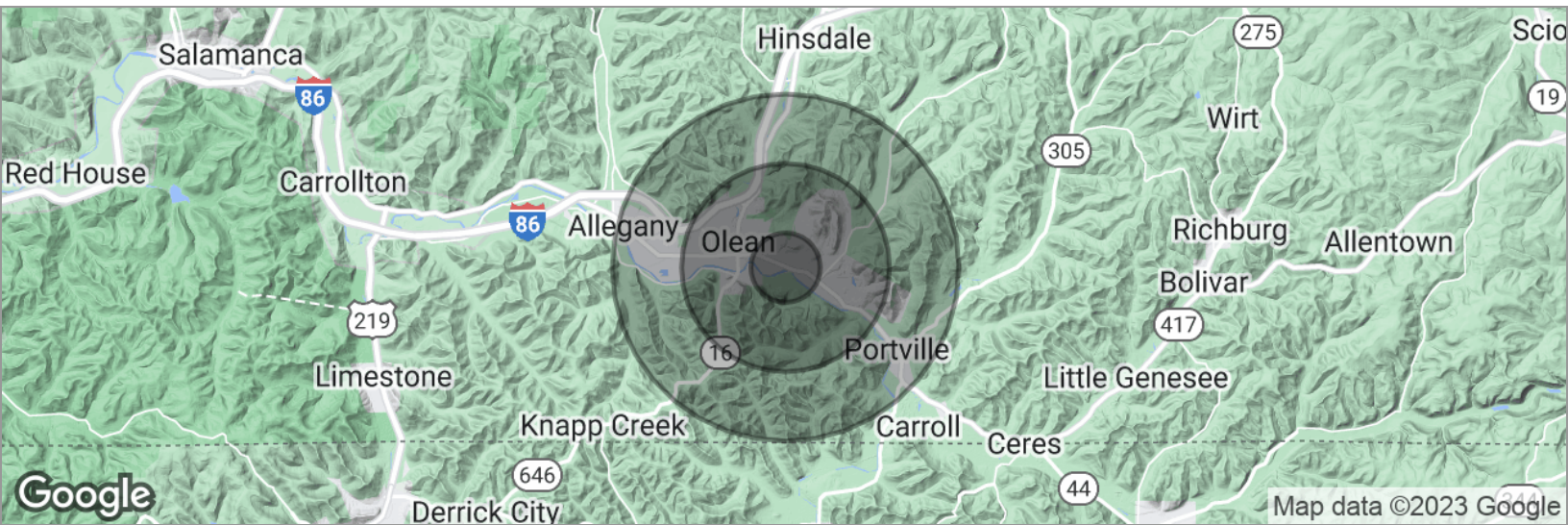
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,327	15,463	24,627
Median age	41.1	41.3	40.9
Median age (Male)	37.1	36.9	37.4
Median age (Female)	47.1	45.1	43.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,078	7,233	11,123
# of persons per HH	2.2	2.1	2.2
Average HH income	\$54,007	\$49,667	\$50,469
Average house value	\$87,156	\$87,949	\$89,213

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	1.1%	1.5%	1.5%

RACE (%)

	1 MILE	3 MILES	5 MILES
White	93.3%	92.3%	93.6%
Black	6.6%	4.9%	3.5%
Asian	0.0%	0.5%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.7%	0.5%
Other	0.0%	0.1%	0.1%

* Demographic data derived from 2020 ACS - US Census



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