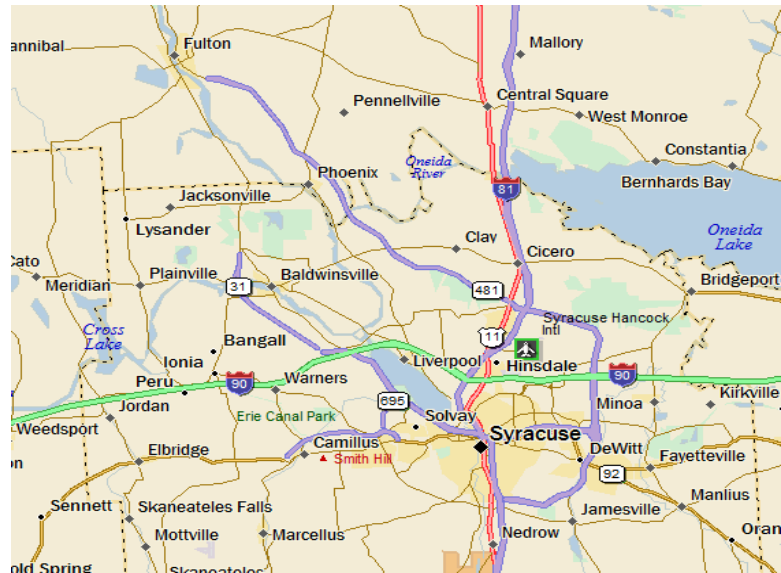


573,000± Prime Industrial Building

Property Highlights

- 198,000± SF, single story, 33' – 40' high-bay warehouse
- 200,000± SF single story, 33' – 40' high-bay warehouse
- Two connecting passage ways from 200,000± SF warehouse to 198,000± SF warehouse
- 150,000± SF single story, manufacturing building, 21' ceiling height with 10,000± SF office
- 25,000± SF additional rail building with 40' ceiling height
- Located on 16.81± acres and 92.69± acres
- Approximately 6" concrete floors with non-insulated metal panel walls
- Metal; standing seam system roof
- Circular steel columns, spacing 26' x 50'
- 115 kv power with 34 kv emergency power and natural gas supplied by National Grid available
- 40 MW available at substation – located on the property
- Water supply for employees and for business is from two private wells that supply 500 gallons per minute
- Fully sprinklered dry pipe system from a separate private well provides 205,000 gallons of water
- Septic system designed for Owens Illinois and 370 people, accommodates 21,000 gallons per day – SPES permit on file with addition design and installation, capacity can be increased to 60,000 gallons per day
- (3) 9' x 14' grade level door
- (26) 9' x 10' dock height doors with levelers, Dok-Loks and weather seal
- CSX rail spur on site
- Located approximately six miles from Phoenix exit of Route 481 north



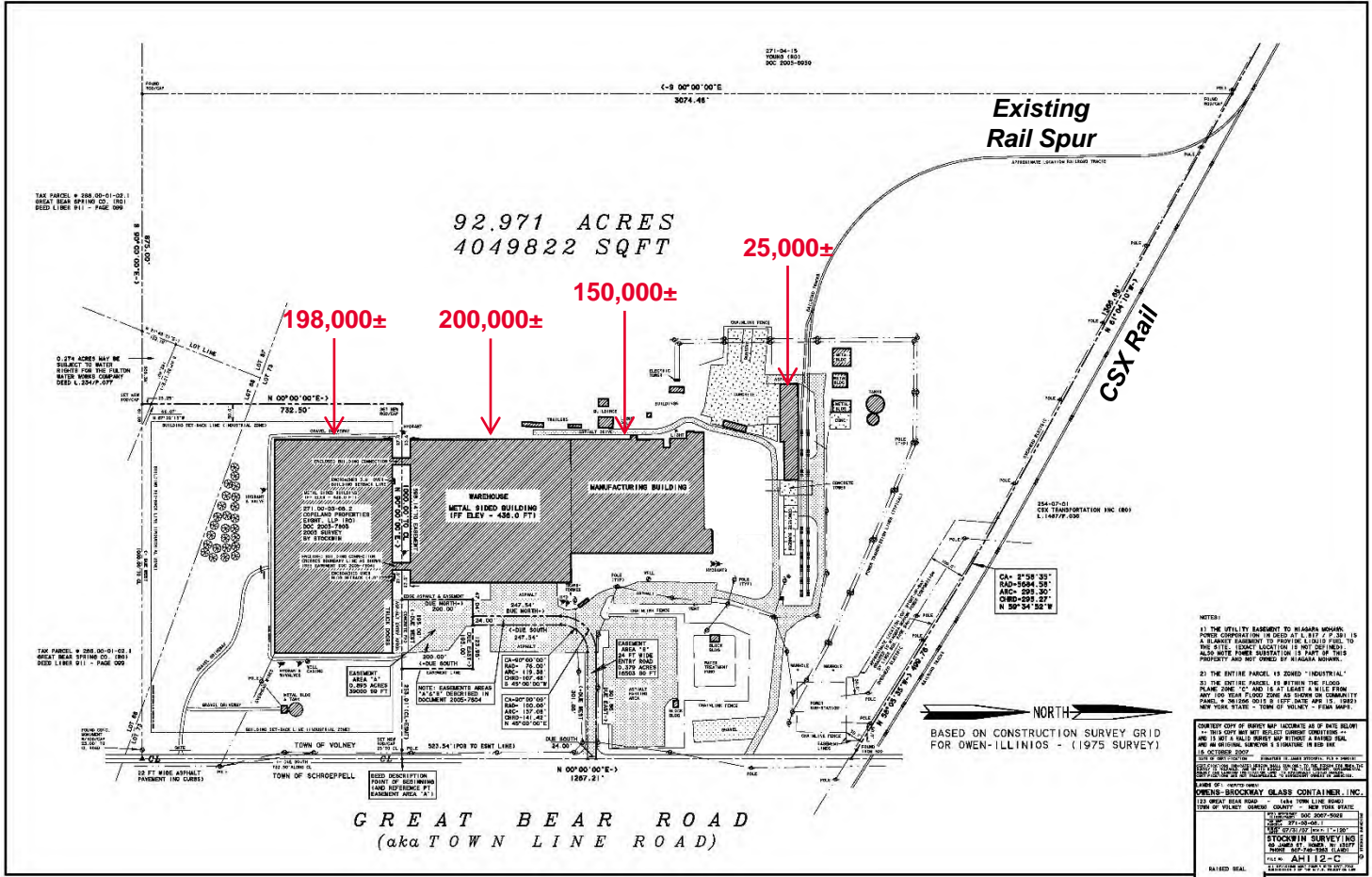
For more information, please contact:

Carmen J. Davoli
Associate Real Estate Broker
 +1 315.445.8532
 cdavoli@pyramidbrokerage.com

5786 Widewaters Pkwy, P.O. Box 3
 Syracuse, New York 13214
 phone: +1 315 445 1030

pyramidbrokerage.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
 Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

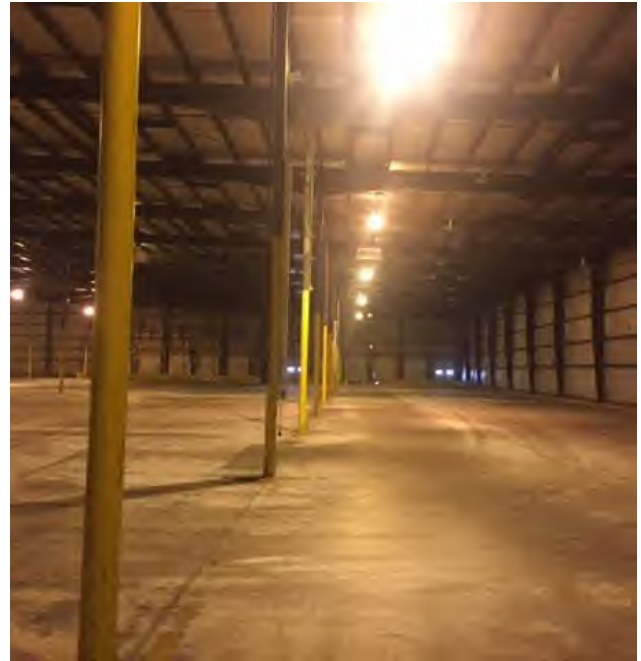




FOR LEASE

123 Great Bear Road Rear

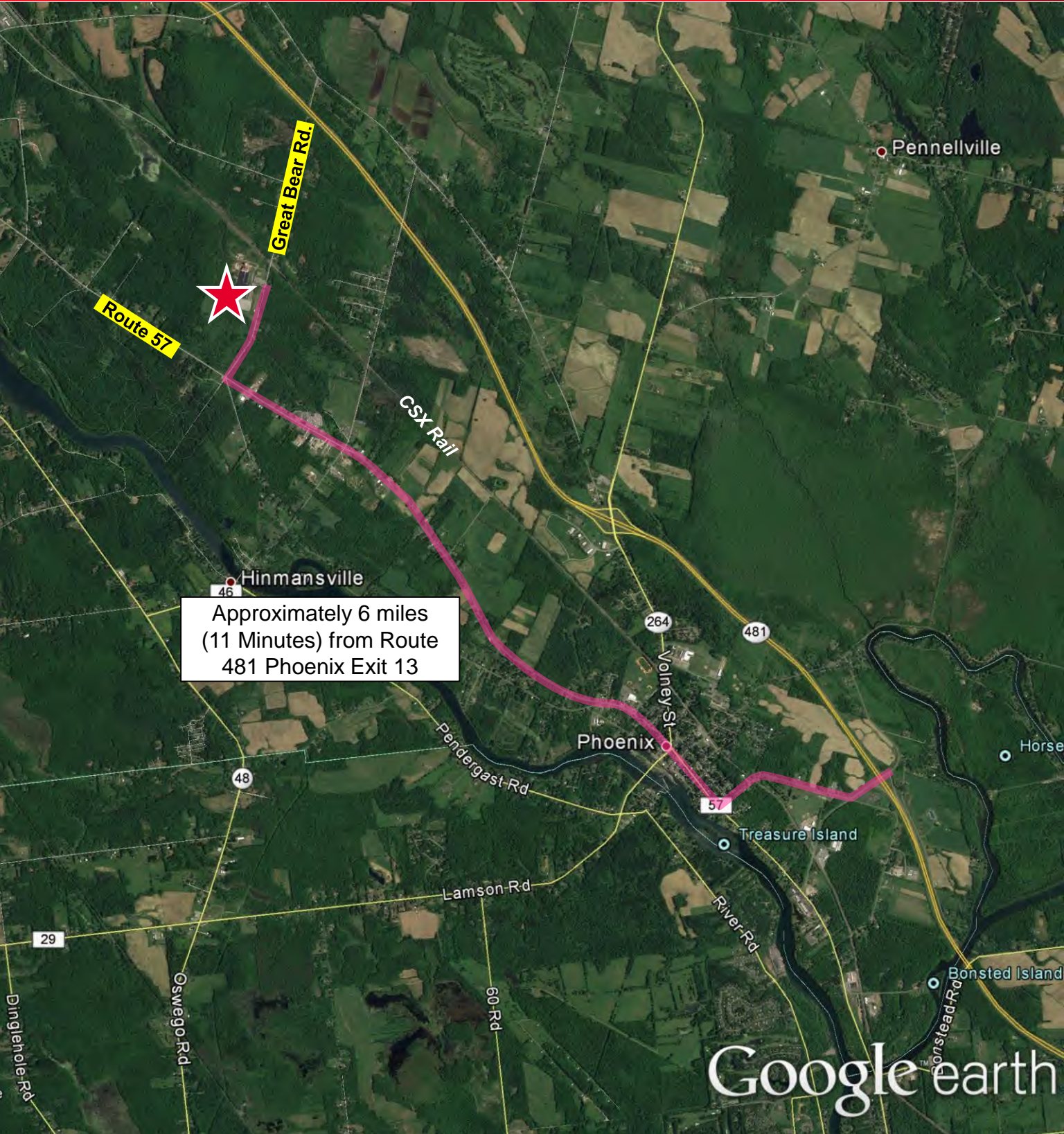
Volney, New York 13069



FOR LEASE

123 Great Bear Road Rear

Volney, New York 13069



Approximately 6 miles
(11 Minutes) from Route
481 Phoenix Exit 13