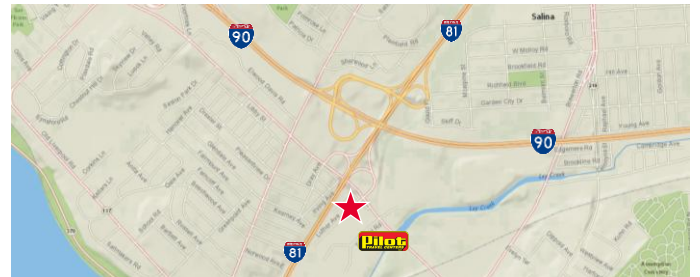



FOR SALE

7,280± SF RENOVATED FLEX BUILDING

Property Highlights

- 7,280± SF flex building with 12' to 18' high ceilings in warehouse area and 680± SF office
- Building is open from one end to the other, but can be easily demised to accommodate two tenants
- 16'x14' overhead door leading to an interior loading dock with 18' high bay for tractor trailers
- (3) Three drive-in doors, one in front (10'x12'); one on south-facing side and one in the rear of building
- (2) Two 200 Amp, 3 Phase power services plus two separate gas services
- Excellent access to I-81 (N/S across the street) and Exit 36 of I-90 (NYS Thruway)
- Situated near Pilot Travel Center truck stop on 7th North Street
- Front and rear paved parking area for 10 to 15 cars
- Heavy floor load
- Current owner has invested over \$100,000 in the past year on improvements including an entirely new roof, two new insulated overhead doors, new metal façade, new LED lighting and modern heating throughout
- Both the interior and exterior have been freshly painted and is move in ready



Demographic	1 Mile	3 Miles	5 Miles
Population	7,656	87,931	225,364
Households	3,280	39,143	94,594
Average H.H. Income	\$73,163	\$68,009	\$72,683
Daytime Employees	7,481	81,956	180,485

Source: ESRI Business Analyst 2022

Traffic Counts

7th North Street	9,783 AADT
I-81	74,430 AADT
I-81 Northbound Off Ramp	5,631 AADT

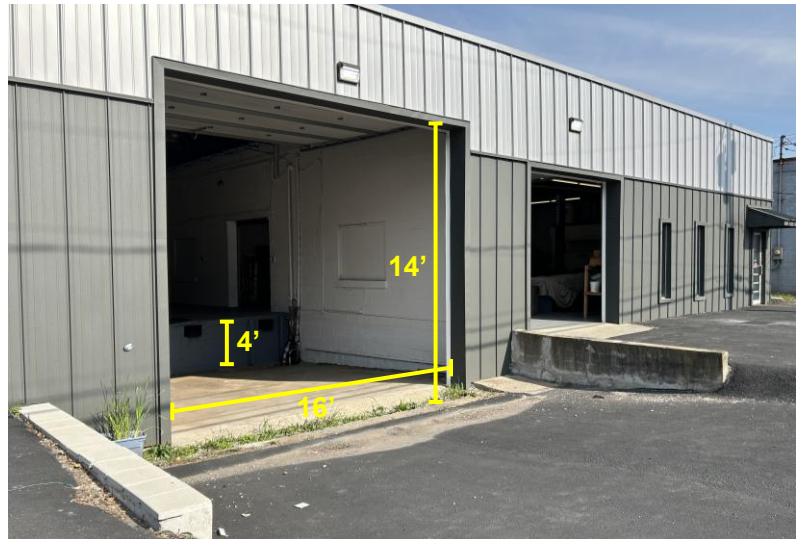
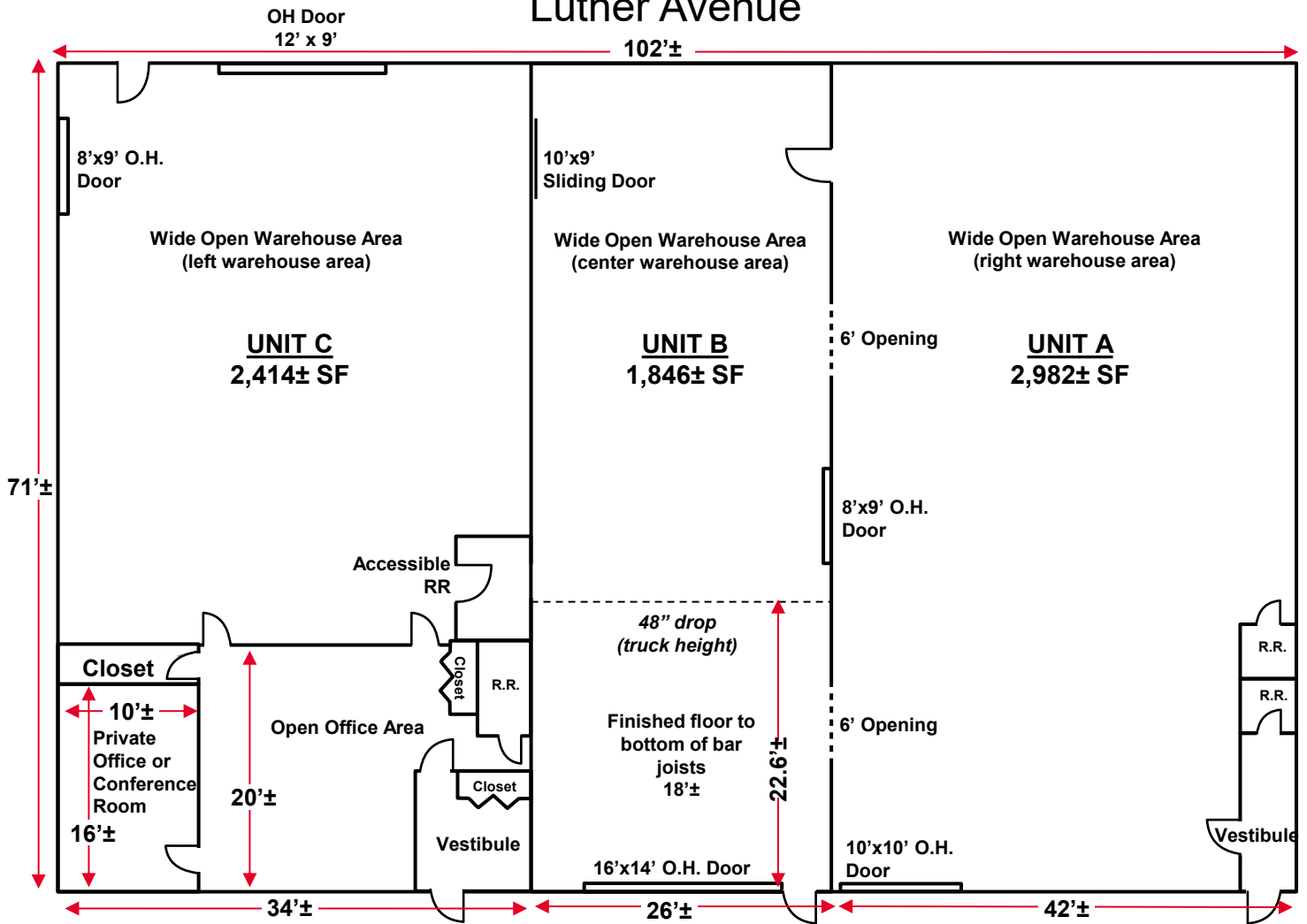
Source: NYS DOT 2019

EXCLUSIVE CONTACT

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Luther Avenue





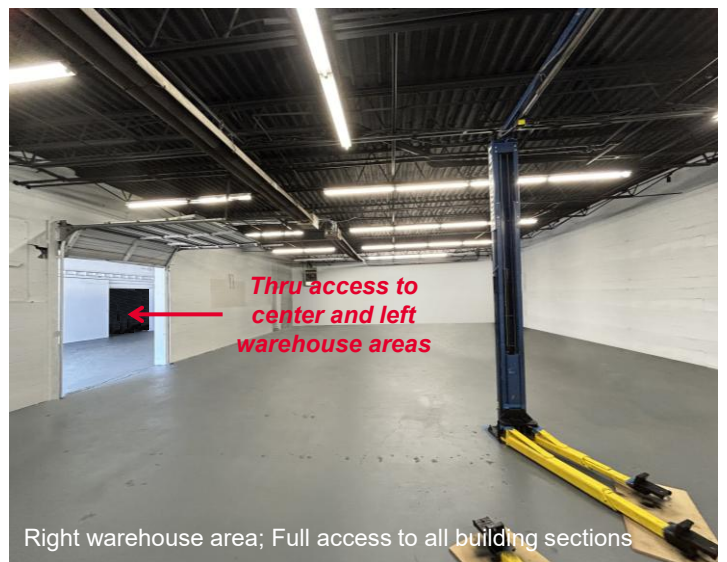
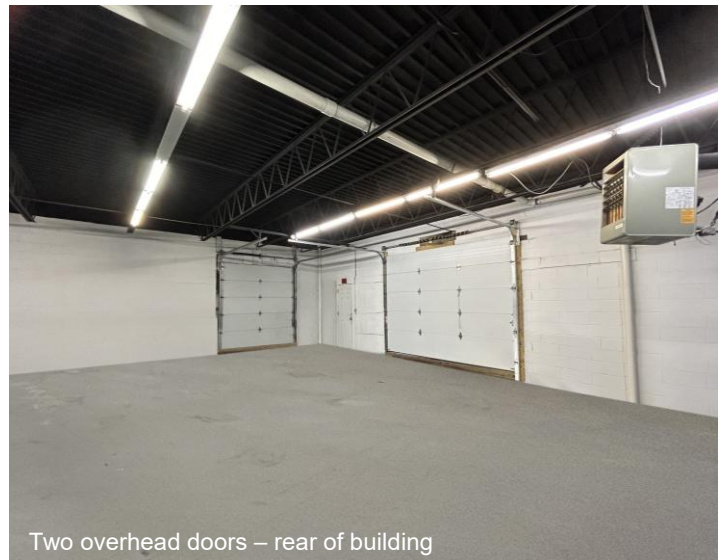
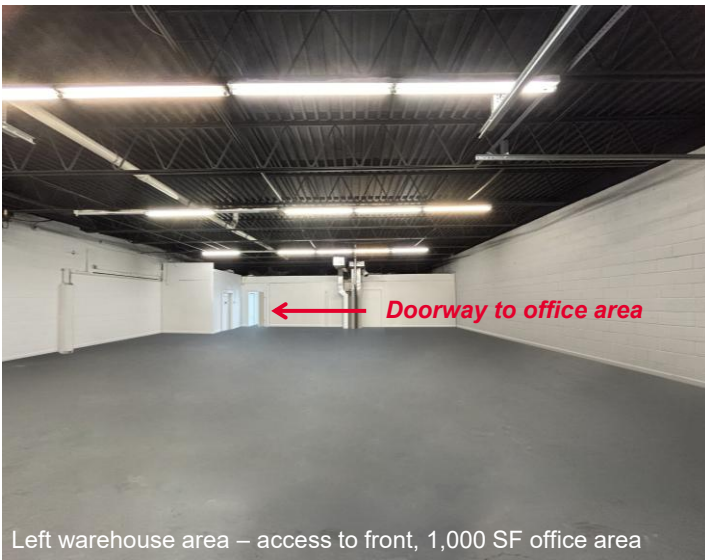
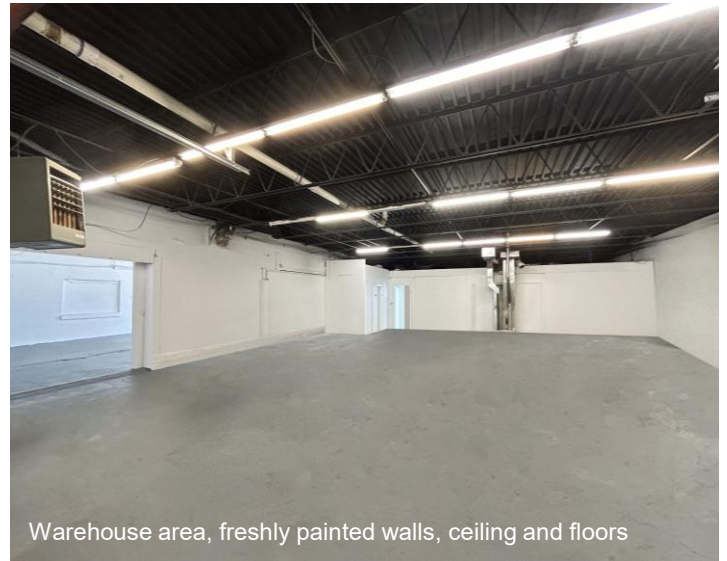
Property line is tight to the building, dumpsters belong to neighboring building

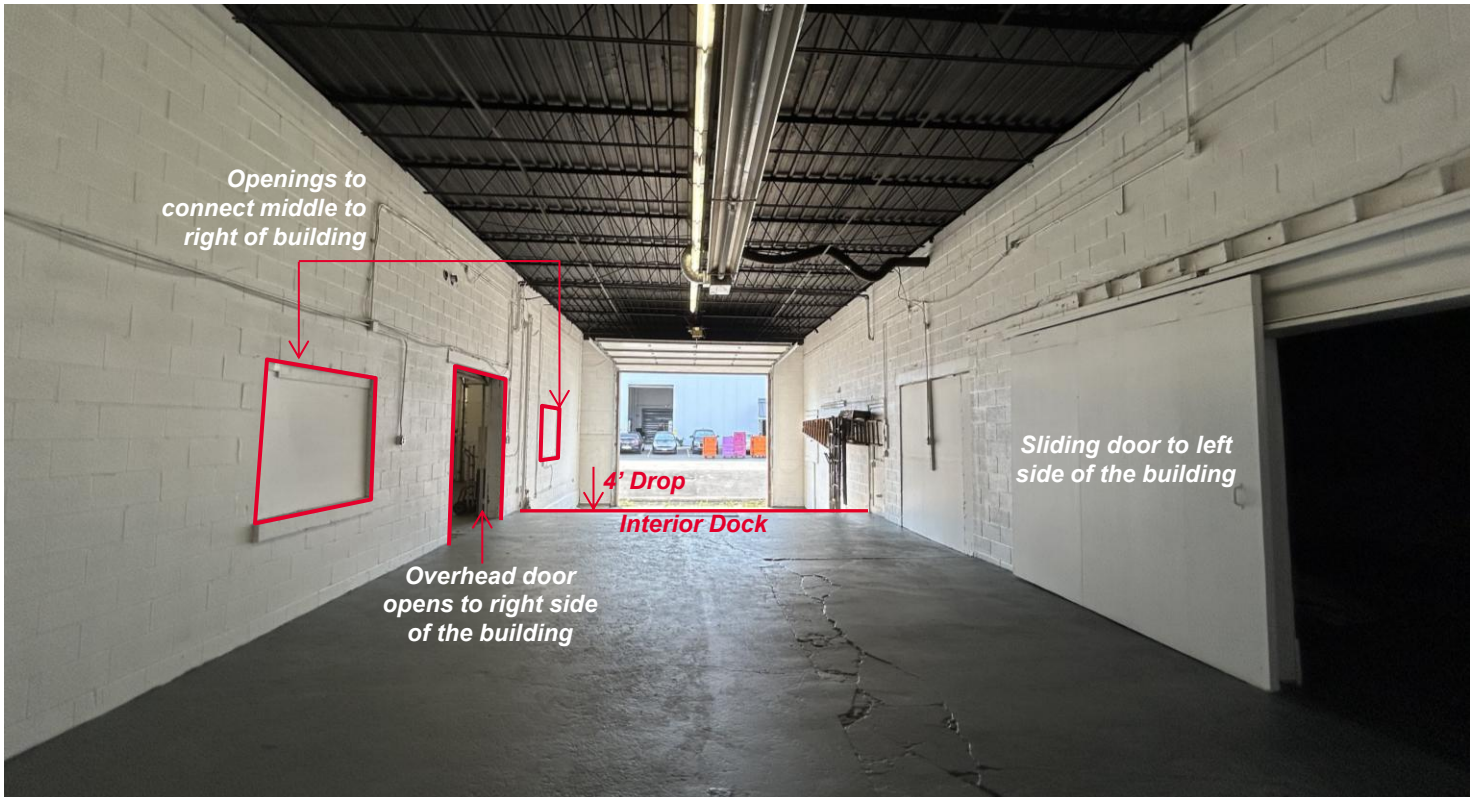


Two drive-in overhead doors at rear



Parking area in rear of building







CUSHMAN &
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