



FOR SALE OR LEASE

100 DUNN ROAD

Lyons, NY 14489

±137,200 SF AVAILABLE

Asking \$5,500,000

\$6.00/SF/yr NNN



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WAREHOUSE SPACE



PROPERTY HIGHLIGHTS

Flexible industrial layout with open-plan warehouse and customizable production zones

Spacious $\pm 1,710$ SF outdoor patio off cafeteria

Motion-sensor lighting throughout warehouse improves energy efficiency

Located in Wayne County with access to workforce and proximity to regional logistics corridors

40' x 80' column spacing max

Ample power

Competitive electric rates

Transformer on site



PROPERTY HIGHLIGHTS

PROPERTY DETAILS

Total Building Size SF:	± 137,200
Warehouse Area SF:	± 100,000
Mezzanine Area SF:	± 10,000
Office Area SF:	± 27,200
Site Area acres:	± 19.74
Year Built:	1972
Clear Height:	18' - 19'
Power:	2-3 MW estimated
Electrical Bus Bars:	9 Total
• Quantity 4 - 277/480V	
• Quantity 5 - 120/240V	
Server Backup Generator:	Generac - Natural gas, 11KW, 50A
Column spacing:	40 x 80 ft & 40 x 40 ft
Sprinklers:	Wet
Truck Level Doors:	9
Grade Level Door:	1 - 12x14ft
Flatbed dock at floor level:	1
Trailer Parking:	± 10
Car Parking:	± 250
Utilities:	
• Natural Gas	NYSEG
• Electricity	NYSEG/Direct Energy
• Internet	Spectrum



BUILDING OVERVIEW



\$500,000 in capital improvements



New upgrades include:
Freshly painted in 2024

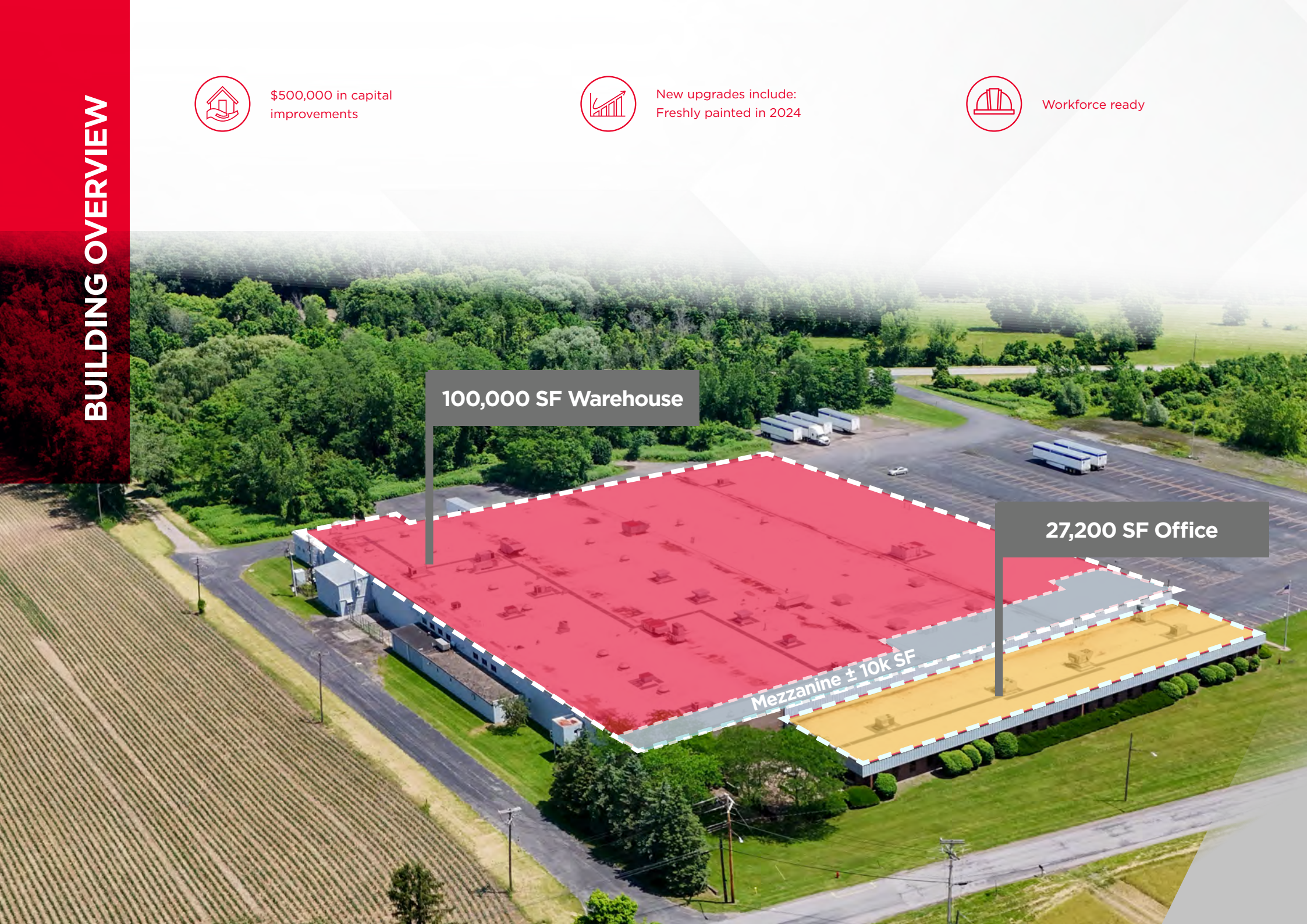


Workforce ready

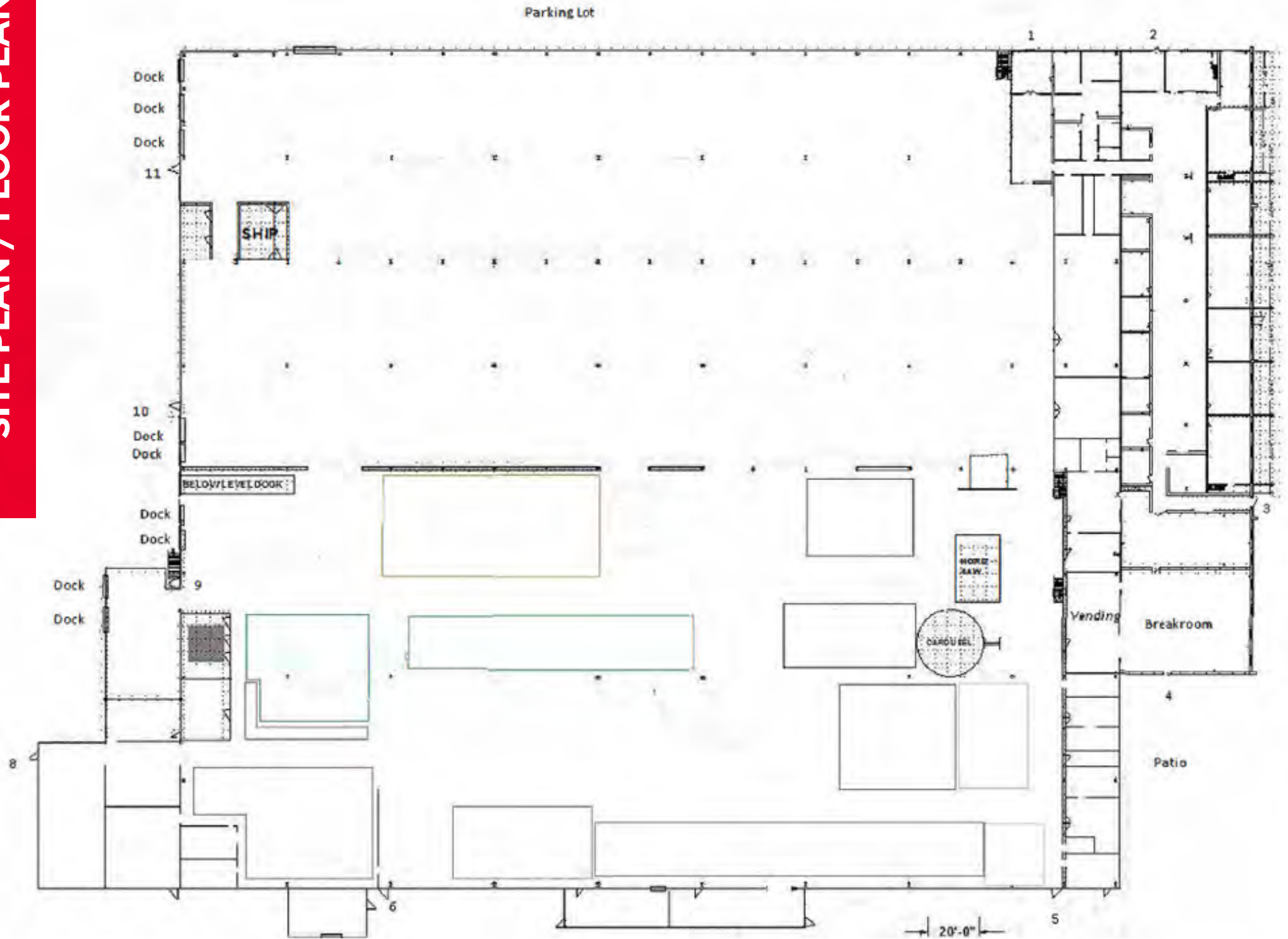
100,000 SF Warehouse

27,200 SF Office

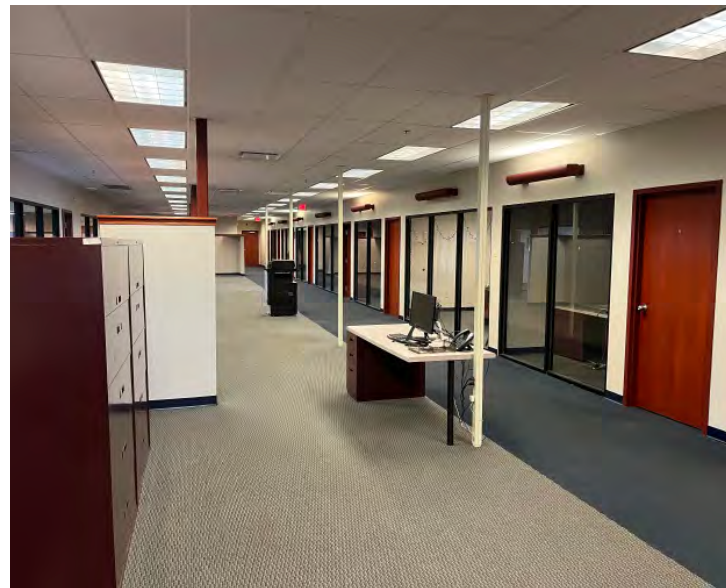
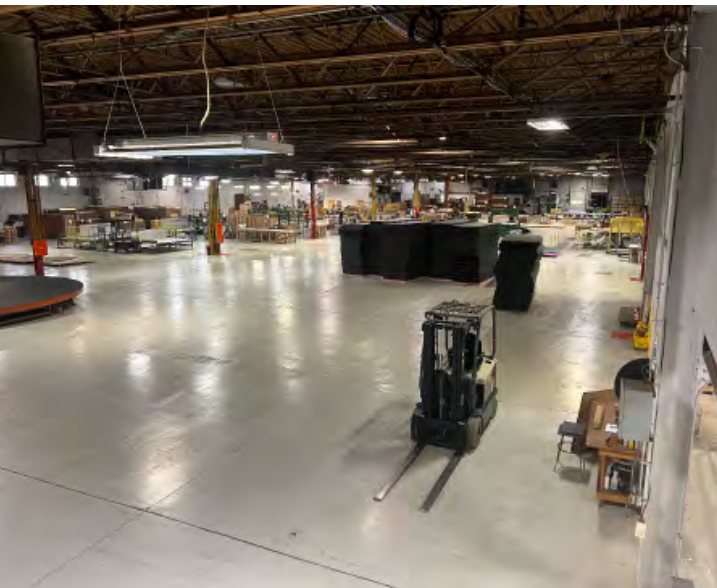
Mezzanine $\pm$ 10k SF



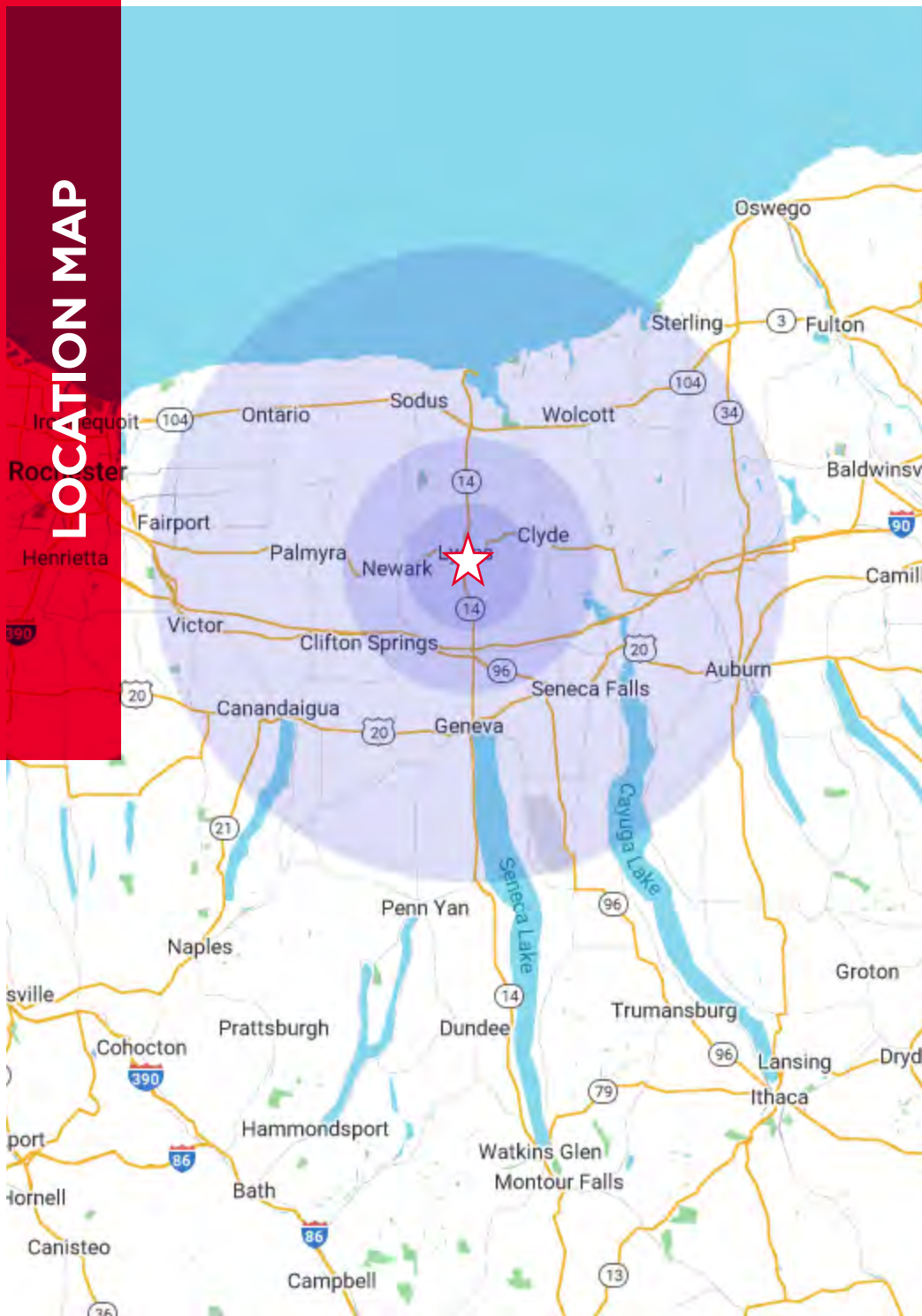
SITE PLAN / FLOOR PLAN



PROPERTY PHOTOS



LOCATION MAP



DEMOGRAPHICS

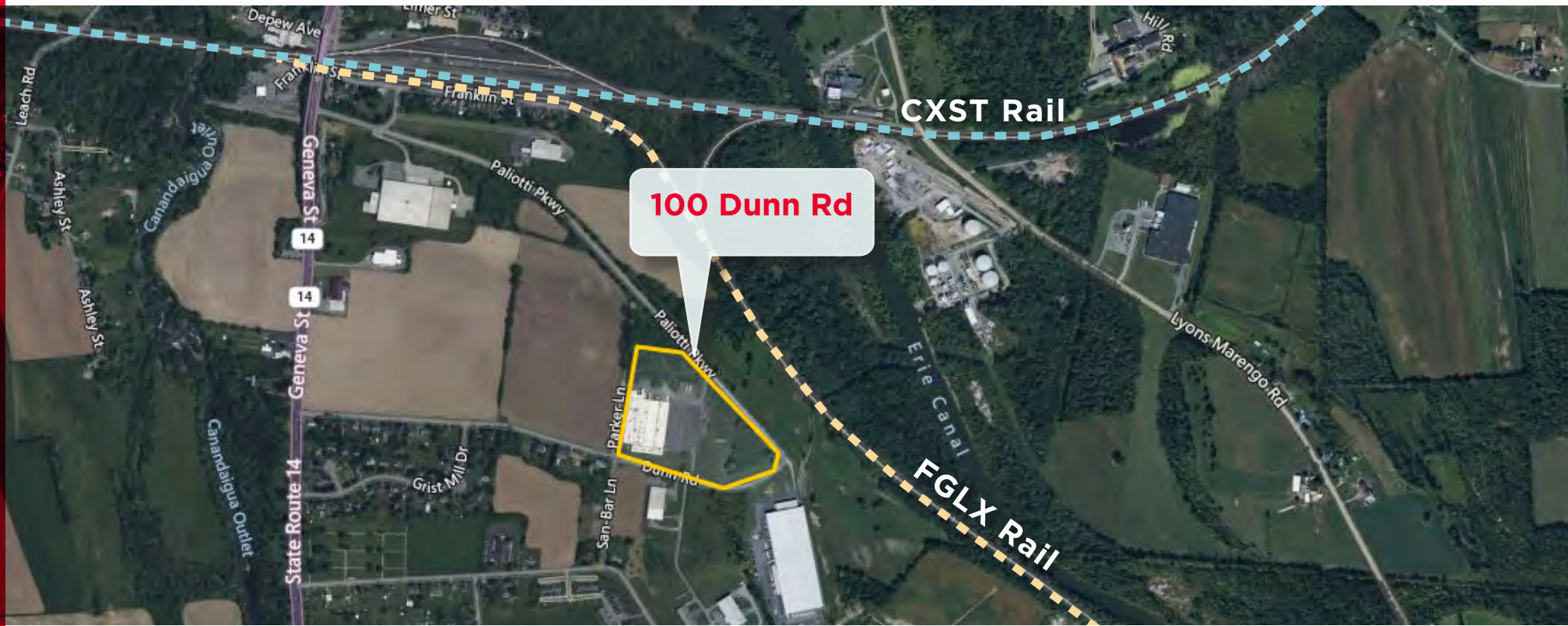
Year	5 Miles	10 Miles	25 Miles
Population:	9,271	37,130	332,434
Average Household Income:	\$78,232	\$83,658	\$107,650
Number of Household:	3,781	15,453	140,290

NEARBY AMENITIES

Distance to:

- I-90 (14 Minutes or 7.9 Miles)
- Syracuse (58 Minutes or 55.2 Miles)
- Geneva (24 Minutes or 13.5 Miles)
- ROC Airport (57 Minutes or 52.8 Miles)
- Rochester (52 Minutes or 47.1 Miles)

LOCATION MAP



WORKFORCE DEMOS

	Year	5 Mile	10 Miles	15 Miles
	Age 16+ employed:	4,001	17,127	50,600
	Blue Collar Workers:	1,305	4,897	13,581
	Total # of Businesses:	325	1,402	3,951



**CUSHMAN &
WAKEFIELD**



**Pyramid Brokerage
Company**

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