



Approximate plot lines, subject to verification of survey

**FOR SALE OR LEASE**

# 30,550± SF INDUSTRIAL BUILDING

## Property Highlights

- 30,550± total SF industrial building situated on 2.0± acres
- 13.2 KVA 240/480 3-phase power
- Great location in excellent proximity to highways and NYS Thruway (I-90)
- Ceiling heights range from 9.5'± in lower level, 16'± in 18,000± SF and 28'± in 8,400± SF
- (1) 18'x20' and (1) 12'x14' drive in doors on main level
- (1) Drive in door to lower-level storage
- M-1 Zoning allows for several approved uses
- Public gas, electric, water & sewer



## EXCLUSIVE CONTACT

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| <b>Demographic</b>                 | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
|------------------------------------|---------------|----------------|----------------|
| Population                         | 4,380         | 15,999         | 25,610         |
| Households                         | 1,957         | 6,891          | 11,282         |
| Average H.H. Income                | \$77,899      | \$77,508       | \$79,185       |
| Daytime Employees                  | 893           | 4,826          | 9,259          |
| Source: ESRI Business Analyst 2026 |               |                |                |

| <b>Traffic Counts</b> |            |
|-----------------------|------------|
| Acme Road             | 5,300 AADT |
| Source: NYS DOT 2025  |            |

