

MANUFACTURING/INDUSTRIAL & OFFICE

547-555 EAST GENESEE STREET FAYETTEVILLE, NEW YORK



This unique property situated on 30.31 acres with 19 usable acres.

The existing 130,000 +/- SF building is currently zoned for commercial. The property is minutes to the interstates and retail shopping area. There are several options available for this property:

Option 1: Lease existing 130,000 +/- SF facility or a portion of it.

Option 2: Demolish existing building and BTS up to 130,000 SF building.

Option 3: Demolish existing building and deliver pad ready.

Option 4: Purchase property.



Adirondack Retail Consultants, Inc.
7611 Merle Ridge
Baldwinsville, NY 13027
Tel: 315-622-7500
Fax: 315-622-7600

For More Information Contact:

Monique Ward
mward109@twcnv.rr.com

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FAYETTEVILLE, NEW YORK



Size: 130,000/SF
Zoning: Commercial
Acreage: 30.31
Power: 2000/480 V 3 (1993)
Ceiling Heights: 16'-20'
Doors: 9 Overhead doors
(various sizes) dock pit with
crane rail
Cranes: 9 crane rails up to 2 tons
Bay Size: 20'x60'
Heat: Radiant in warehouse,
HVAC in office
Real Estate Taxes: \$55,000
Warehouse Roof: 2000
Office Roof: 1996
Office Area: 7,000-8000/SF
(7 private offices, 3 conference
rooms, reception area, bullpen
and large computer room.



<u>Population</u>	
3 miles	26,024
5 miles	56,426
10 miles	269,776

<u>Median HH Income</u>	
3 miles	\$72,669
5 miles	\$64,111
10 miles	\$60,325

<u>Daytime Work Population</u>	
3 miles	14,143
5 miles	31,340
10 miles	146,459



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