



FOR LEASE

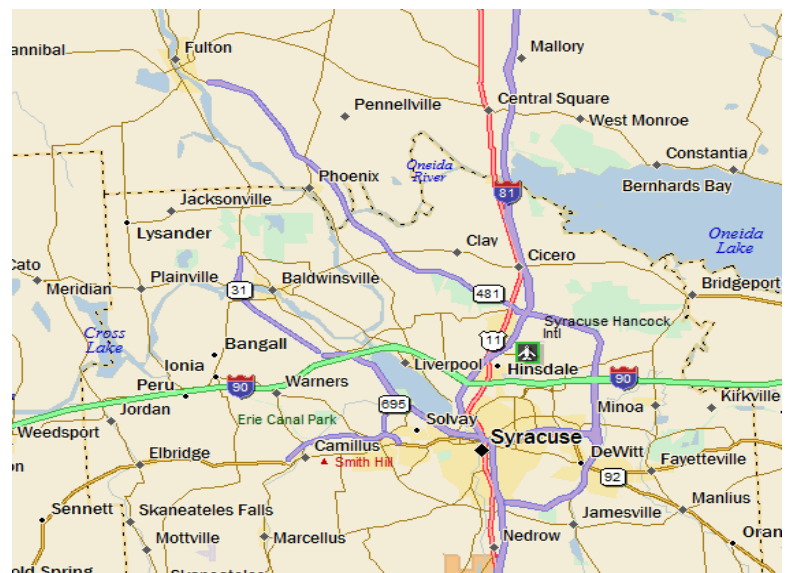
123 Great Bear Road Rear

Volney, New York 13069

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
- 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:

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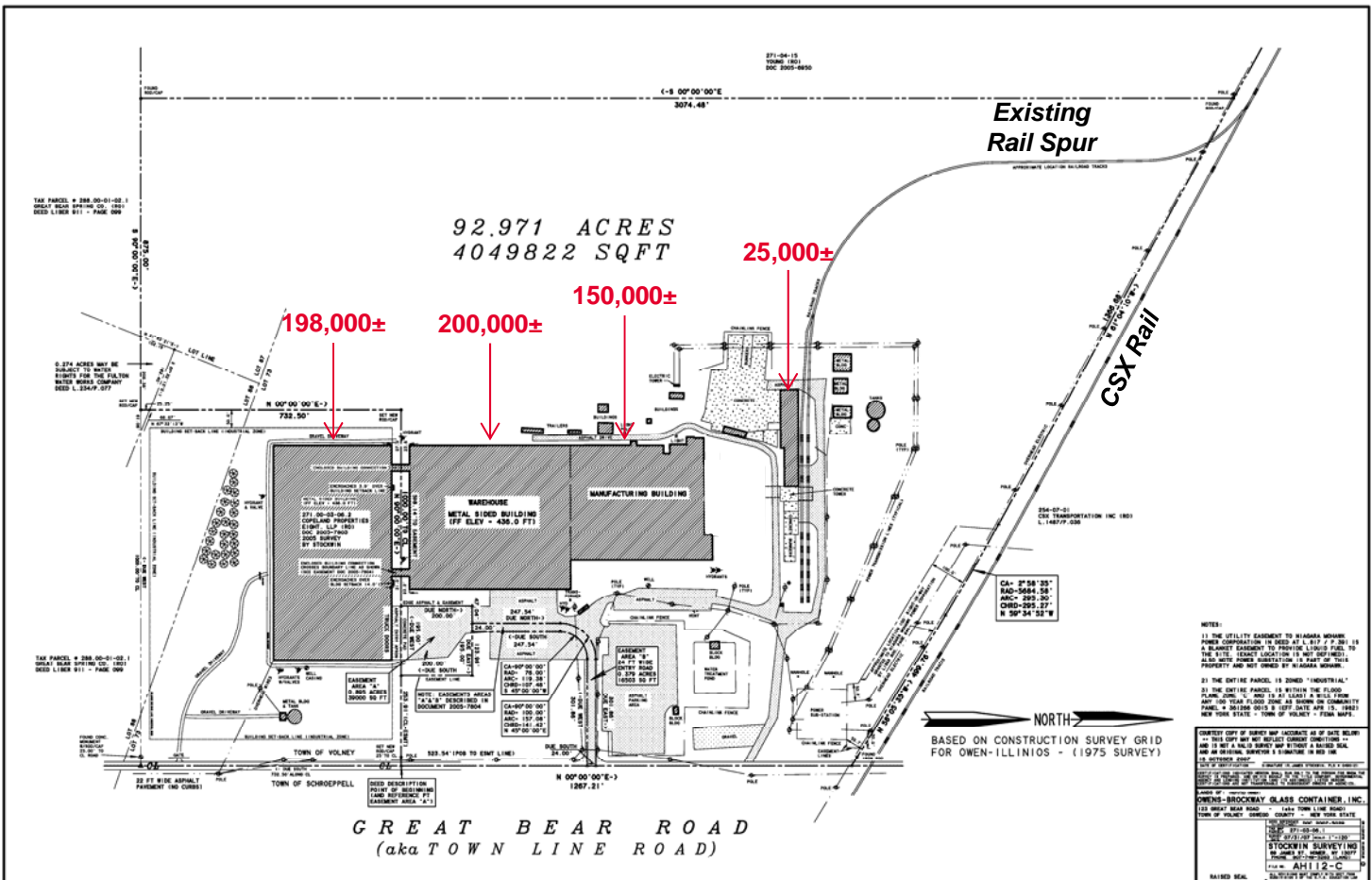
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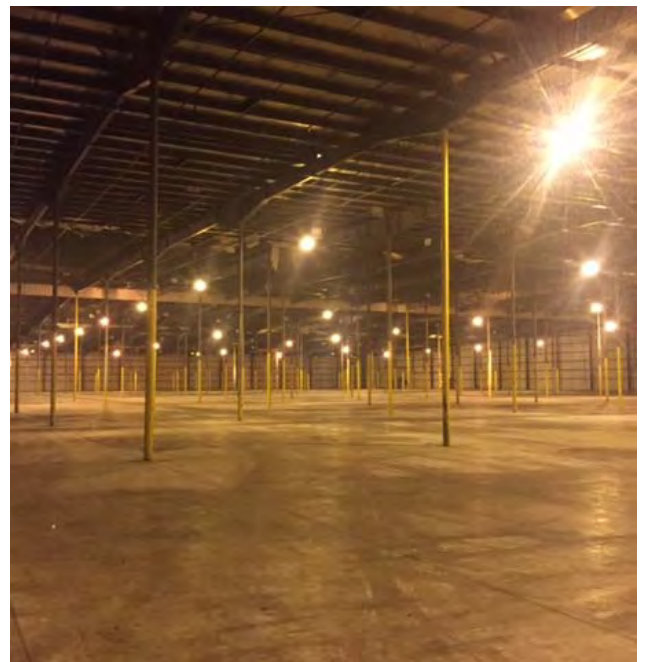
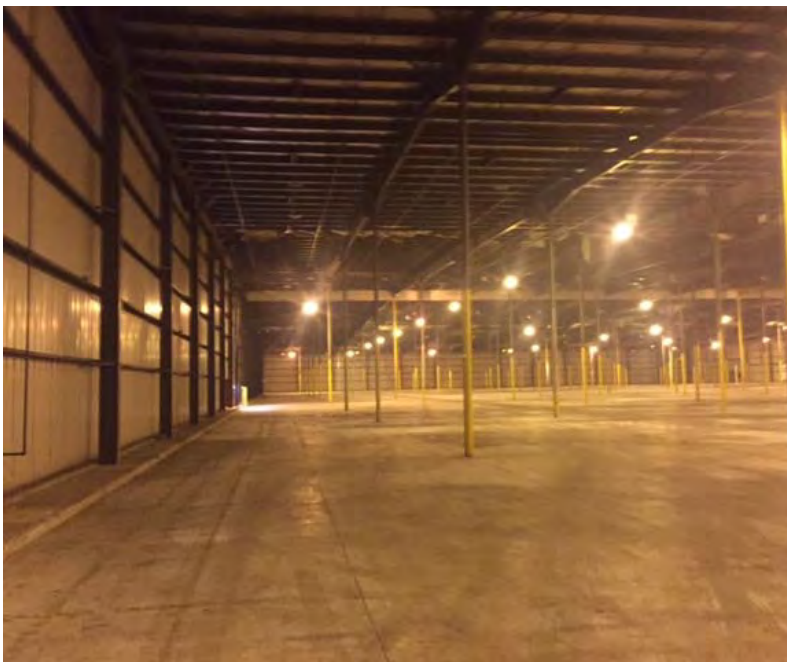
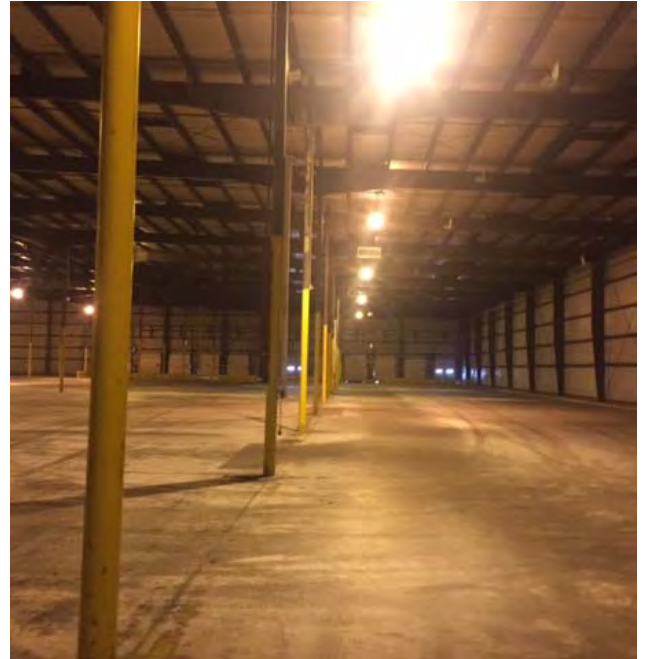




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