



SUTTON
REAL ESTATE COMPANY LLC

123 GREAT BEAR ROAD VOLNEY, NY



CONSTRUCTION

Metal panel, Butler style construction with concrete floors and clear ceiling heights from 26' at the eaves to 30' at the peak; circular steel columns spaced 26' x 50'

SPRINKLER

100% protected via a dry-pipe system

TRUCK LOADING

Thirteen (13) total doors; One (1) 9' x 14' ground level door, twelve (12) 9' x 10' dock high doors with levelers, Dok-Loks and weather seals

LIGHTING

Sodium vapor fixtures

UTILITIES

Power supplied by National Grid; 480V, 3-phase, 600 amp service; Natural gas supplied by National Grid located on-site

ROOF

Metal; standing seam system

RAIL

CSX rail line adjacent to site

LOCATION

Strategically located approximately 4 miles from Route 481 and approximately 3 miles from downtown Fulton, New York

For further information, contact:

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