



8686 HILL ROAD LYONS, NEW YORK 21:51 AC (±166,960 SF) 57.31A(C WATER DISTRICT LYONS WARENGO ROAD _SEWER DISTRICT __ -64/264

BUILDING SPECIFICATIONS



LOADING DOCKS



DRIVE-IN DOORS



16'-18'
CEILING HEIGHTS



21.51 ACREAGE



200-400 AMP POWER



20'w-20'd columns

BUILDING HIGHLIGHTS

- \pm 3,120 SF of office Space
- Three 1 bedroom apartments
- ±10,240 SF home with office
- ±25,000 SF for terminal
- ±1,800 garage

- \$225K of capital improvements: roof, electric, insulation & painting
- 60'x125' mechanic shop
- 80'x300' of storage
- ±14,300 SF refrigerated storage





8686 HILL ROAD

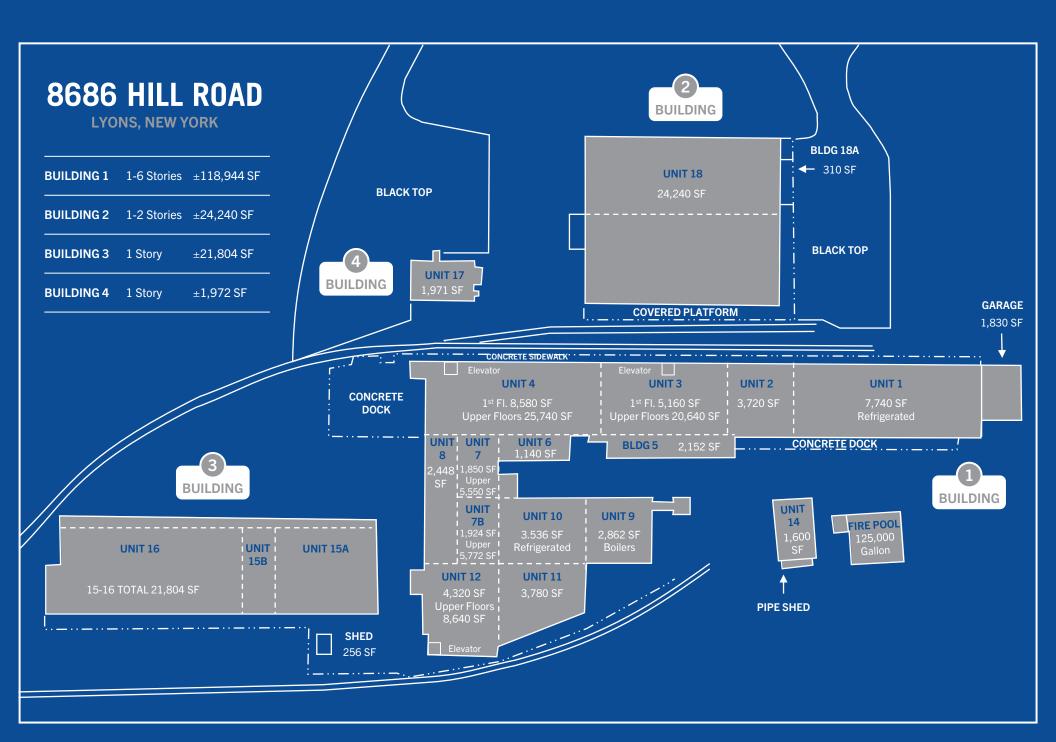
LYONS, NEW YORK

EXECUTIVE SUMMARY

Besen Partners is pleased to exclusively offer for sale 8686 Hill Road (the "Property"); ±166,960 SF mixed use industrial park with four buildings built on a 21.51 acres in Lyons, NY. Warehouse, manufacturing and office facility with recent improvements and expansion opportunities. The property includes four (4) buildings with 1-5 stories, 16'-18' ceiling heights, three (3) ±657 SF 1bedroom apartments, ±14,300 SF of refrigerated storage and ±3,120 SF of office space. Well maintained property with energy efficient lighting located off NY 31 between the cities of Rochester and Syracuse in the Finger Lakes Region of New York. Approximately 16 minutes from the New York Thruway (I-90) at Exit 42. Suited to serve Rochester, Syracuse and the Finger Lakes markets. Excellent ±25,000 SF terminal location. The owner recently invested \$225K in roofing, electric, insulation & painting. A unique purchase opportunity in a market with limited available space. Exceptional access to Upstate New York and New York City.



PROPERTY SURVEY



PROPERTY PHOTOS



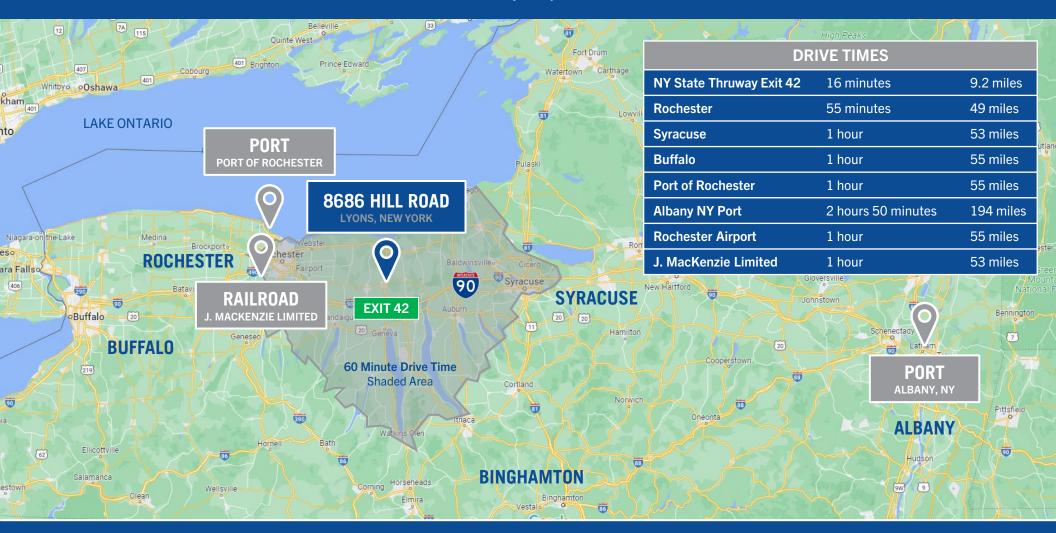








16 MINUTES FROM NY STATE THRUWAY (I-90). PREMIER ACCESS TO NEW YORK CITY.



EXCLUSIVE LISTING CONTACTS

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