

# Sites Available

## Broeder Machine Building

This building is ideal for a machine or metal fabrication business. It sits on a 6.59 acre site.

### Warsaw, NY 14569



County:	Wyoming	Price:	Negotiable
Former Use:	Machine Shop	Lease:	N/A
Zoning:	Light Industrial	Terms:	N/A

#### FEATURES

#### SPECIFICATIONS

Square Footage:	8,805	Total Square Feet:	8,805
Ceiling Ht. Center (ft):	16	Multiple Tenants:	No
Ceiling Ht. Eaves (ft):	16	Sub-Division Permitted:	Yes
Column Spacing (ft):	Clear Span	Acres/Additional Acres:	6.59/No
Floor Thickness (in):	6		
Air Conditioned:	No		
Sprinkler System:	Yes		

#### UTILITIES

#### CONSTRUCTION

Electrical Service:	NYS Electric & Gas	Built:	1979
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<b>Water Service:</b>	Town of Warsaw	<b>Additions:</b>	N/A
<b>Sewer Service:</b>	Private	<b>Exterior:</b>	Masonry
<b>Natural Gas Service:</b>	No	<b>Interior:</b>	Masonry
<b>Telecom Service:</b>	Frontier Communications	<b>Roof:</b>	Rubber

**ACCESS**

**FACILITIES**

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<b>Closest Highway:</b>	NYS Route 19	<b>Dock High Doors:</b>	1
<b>Miles to Highway:</b>	0.1	<b>Dimensions:</b>	N/A
<b>Closest Interstate:</b>	I-390	<b>Drive-In Doors:</b>	N/A
<b>Miles to Interchange:</b>	14.69		
<b>Access Road:</b>	State Route 19		
<b>Rail Service:</b>	No		
	Buffalo Niagara		
<b>Closest Airport(s):</b>	International		

CONTACT: James M. Pierce, Executive Director of Wyoming County IDA

PHONE: (585) 786-3764 | EMAIL: [jpierce@wycoida.org](mailto:jpierce@wycoida.org) | WEBSITE: [www.wycoida.org](http://www.wycoida.org)