

Sites Available

Lindwood Avenue Building

Situated on a 1.9 acre lot, this building is all metal construction and was formerly used for the manufacture of paper boxes. The building has 400 amp, 3 phase power service, two large overhead doors (drive through), and is heated by natural gas space heaters.

Warsaw, NY 14569



County:	Wyoming	Price:	\$300,000
	Paper Box		
Former Use:	Manufacturing	Lease:	\$3.00
	Use Variance for		
Zoning:	Light Industrial	Terms:	N/A

FEATURES

SPECIFICATIONS

Square Footage:	15,600	Total Square Feet:	15,600
Ceiling Ht. Center (ft):	14	Multiple Tenants:	No
Ceiling Ht. Eaves (ft):	12	Sub-Division Permitted:	No
Column Spacing (ft):	N/A	Acres/Additional Acres:	1.9

Floor Thickness (in):	N/A
Air Conditioned:	No
Sprinkler System:	No

UTILITIES**CONSTRUCTION****Electrical**

Service: NYS Electric & Gas **Built:** 1980

Water Service: Village of Warsaw **Additions:** N/A

Sewer Service: Village of Warsaw **Exterior:** Metal

Natural Gas Service: Rochester Gas & Electric **Interior:** Metal

Telecom Service: Frontier Communications **Roof:** Metal

ACCESS**FACILITIES****Closest**

Highway: NYS Route 19 **Dock High Doors:** 1

Miles to Highway: 0.45 **Dimensions:** N/A

Closest

Interstate: I-390 **Drive-In Doors:** 2

Miles to

Interchange: 15

Access Road: Linwood Ave

Rail Service: No

Closest Buffalo Niagara

Airport(s): International

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