

## Sites Available

### Steel & O'Brien Building

Situated on a 7 acre lot, this 38,197 sq. ft. is all metal construction and was formerly used for the manufacturing of machine stainless steel fittings for the food and pharmaceutical industries.

7196 Route 98, Arcade, New York



**County:** Wyoming  
**Former Use:** Manufacturing  
**Zoning:** Highway, Commercial  
Light Industrial

**Price:** \$880,000  
**Lease:** Prefer to sell  
**Terms:** N/A

#### FEATURES

**Square Footage** 38,197 sq. ft.  
**Office Space** 3,885 sq. ft.  
**Manufacturing Space** 22,007 sq. ft.  
**Warehouse Space** 12,305 sq. ft.  
**HVAC** Office only

#### SPECIFICATIONS

**Multiple Tenants** No  
**Sub-Division Permitted** No  
**Acres/Additional Acres**

#### UTILITIES

**Electrical Service:** Village of Arcade  
**Water Service:** Village of Arcade  
**Sewer Service:** Village of Arcade  
**Natural Gas Service:** Rochester Gas & Electric  
**Telecom Service:** Frontier with fiber optics

#### CONSTRUCTION

**Built:** Verifying  
**Additions:** Verifying  
**Exterior:** Metal  
**Interior:** Metal  
**Roof:** Metal

#### ACCESS

**Closest Highway:** NYS Route 98  
**Miles to Highway:** 0  
**Closest Interstate:** Rte 400  
**Miles to Interchange:** 18  
**Rail Service:** No  
**Closest Airport(s):** Buffalo Niagara International

#### FACILITIES

**Dock High Doors:** 0  
**Dimensions:** N/A  
**Drive-In Doors:** 7

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