

LINC ONTARIO INDUSTRIAL CENTER

6372-6375 Furnace Road, Ontario, NY 14519

FOR SALE



SUMMARY

Sale Price:	\$975,000
Building Size:	70,530 SF
Price / SF:	\$13.82
Available SF:	34,940 SF
Lot Size:	11.05 Acres
Cap Rate:	6.77%
NOI:	\$66,016
Year Built:	1920
Zoning:	I - Industrial District

OVERVIEW

This multi-tenant industrial property has upside potential with lease up of vacant suites and additional development capability. Building 1, the main 4 story structure, is concrete with tall ceilings on all floors. Building 2 is also concrete with high ceilings while Building 3 is wood frame. There are multiple grade level and dock doors throughout the property providing direct and common access to the respective suites and freight elevator.

Many long term tenants occupy the building for their business operations. The owner will vacate an additional 6,340 SF within Building 1 upon the sale, creating an area with multiple access points and overhead doors, which can be leased in its entirety, or split up very easily. The other vacancy on the first floor of the building is 3,500 SF with access to common loading docks and dedicated grade level overhead doors. There are 3 upper floors of 9,700 SF each that are accessed by a freight elevator off the common docks. The upper floors are leased by the the each bay which consists of 325 SF. Floors 3 and 4 are not currently leased leaving 19,400 SF available for long term storage. Building 2 has a 5,700 SF suite that is vacant with both a dedicated truck dock and grade level overhead door.

The property is located 1/2 mile north of NYS Route 104 on the west side of Furnace Road in the Town of Ontario, Wayne County, NY. NYS Rt 104 is a four lane divided highway providing access to Rochester to the west, and Syracuse to the east. There is a traffic signal at the intersection of Furnace Road and NY 104, with many industrial and commercial uses in the immediate neighborhood.

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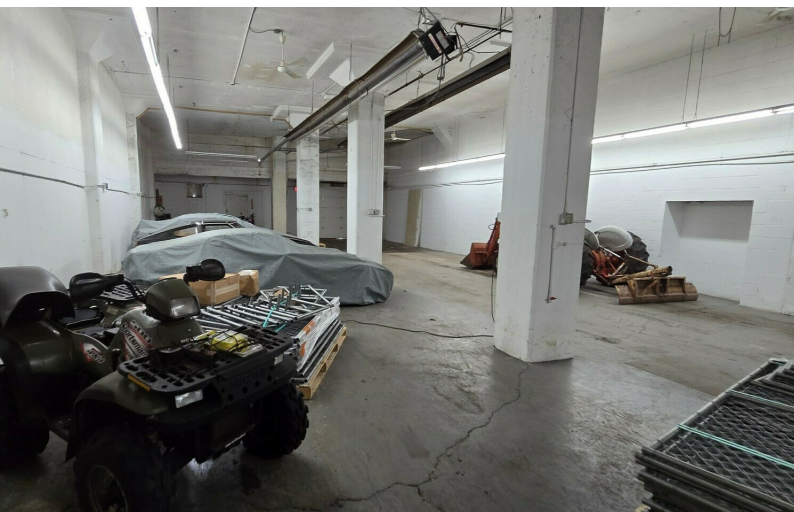
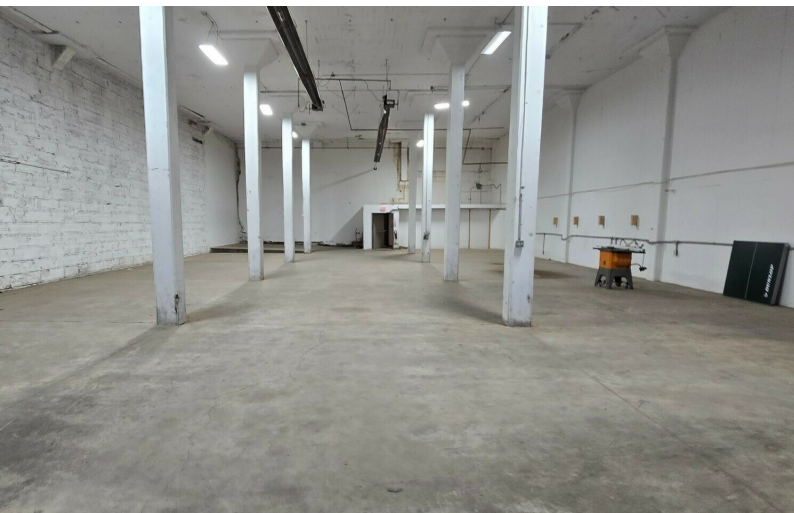
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MAP & PHOTOS



HIGHLIGHTS

- Total of 70,530 SF
- 34,940 SF Available to Lease or Occupy
- 11 Acres With Additional Land for Development
- Zoned I - Industrial District
- Located in the Town of Ontario
- Immediate access to NYS Route 104 at Furnace Road
- Ideal Industrial/Flex Space for User or Investor
- Upper Floors of Building 1 Available for Long Term Storage



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ADDITIONAL PHOTOS

