



**4-D Treadeasy Avenue**  
**48,592 Square Feet Available**  
**County: GENESEE**

Former Use: Distribution

Zoning: Industrial

Price: \$1,750,000

Lease: N/A

Terms: N/A



**Picture unavailable at this time**  
 New York State Site Finder System

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Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Manufacturing	N/A	N/A	N/A	N/AxN/A	8.00	N/A	N/A
Warehouse	44,542	25.00	22.00	N/AxN/A	N/A	N/A	Yes
Office	4,050	N/A	N/A	N/A	N/A	Yes	Yes

### Specifications

Total Square Feet: 48,592  
 Multiple Tenants: Yes  
 Sub-Division Permitted: No  
 Acres/Additional Acres: 5.50 / N/A

### Construction

Built: 1991  
 Additions: N/A  
 Exterior: Metal Sheeting & Masonry  
 Interior: N/A  
 Roof: 30 r-value, membrane, 40 yr life

### Facilities

Dock High Doors: 6  
 Dimensions: N/A  
 Drive-In Doors: 6  
 Dimensions: N/A  
 Overhead Cranes: N/A  
 Parking Spaces: 80

### Utilities

Electrical Service: National Grid  
 Water Service: City of Batavia  
 Sewer Service: City of Batavia  
 Natural Gas Service: National Fuel Gas Dist Corp  
 Telecom Service: Verizon

### Access

Closest Highway: State Hwy 5  
 Miles to Highway: 0.73  
 Closest Interstate: I 90  
 Miles to Interchange: 1.72  
 Access Road: Treadeasy Ave  
 Rail Service: Yes  
 Closest Airport(s): Buffalo Niagara International

### Contacts

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