MANUFACTURING AND DISTRIBUTION FACILITY
1 Bernzomatic Drive | Medina, New York

115,000 SF Available for Lease

AVAILABLE:
115,000 SF for lease, negotiable, will divide

ZONING: Industrial

LOCATION:
Lot is 33.85 acres. Located in the Village of Medina, approximately 35 miles northeast of Buffalo and 20 miles east of Niagara Falls

UTILITIES:
• 13.2 KV/3 phase power/transformers, eligible for low cost hydro power
• Water and sewer
• High speed internet available (DSL, Cable, Fiber)

REAL ESTATE TAXES:
Current Real Estate Taxes: $54,223.44 or $0.47 PSF

USES:
Excellent opportunity for a very functional and clean manufacturing/distribution space

FEATURES:
• 1 grade level door
• 8 truck docks, 5 with levelers
• Clear heights: +/- 104,000 SF at 20’ clear
• Trailer staging and storage for 40+ trailers
• Fully sprinklered with heavy duty wet system
• New interior/exterior energy efficient, sensored LED lighting
• Air compressor lines in place throughout
• 2 additional buildings on site. Both are single-story, concrete block barrack style (28’ x 220’ and 28’ x 375’)
• New roof
• Railroad access

FOR MORE INFORMATION PLEASE CONTACT

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