

(585) 424-6007



7001 Apple Tree Avenue

Bergen, NY 14416 | Warehouse Property | FOR LEASE

New 50,000 SF warehouse located at the intersection of Route 33A (Buffalo Road) and Route 490 expressway. Convenient access to NYS Thruway, Route 490 and Rochester-Batavia-Buffalo.

- OUTSTANDING ACCESS & VISIBILITY VIA ROUTE 490
- CLOSE TO NYS THRUWAY ROUTE 90
- BUILDING DIMENSIONS OF 100 FT. BY 500 FT.
- CEILING CLEARANCES FROM 23+/- FT TO 25+/- FT.
- CAN BE PARTITIONED IN TO 4 SECTIONS OF 100' x 125'
- EACH 12,500 SF BAY 2 LOADING DOCKS & 2 DRIVE-IN DRS
- SPRINKLER SYSTEM
- FLOOR DRAINS
- Low-cost Bergen Electric
- THREE-PHASE POWER; 480V; 1,000 AMPS
- 10-YEAR TAX ABATEMENT
- YEAR ONE EST. OF TAXES AND CAM IS \$.75 PER SF
- TRADE-FREE ZONE
- ADDITIONAL LAND AVAILABLE FOR PARKING, STORAGE, ETC.

Lease Price: \$8.00 to \$10.00 per SF, NNN

Property Type: Warehouse

Square Feet: **12,500 to** 50,000 SF

Year Built: 2023

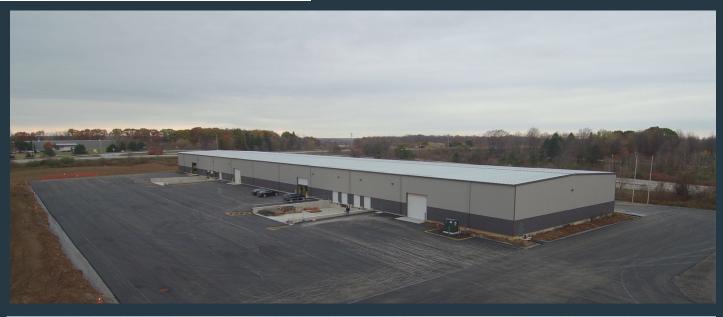
Acreage: 19.80

Parking: +/- 45

Zoning: General Industrial

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For more than 30 Years!



James (Jimmy) T. Pappas Licensed Real Estate Salesperson

James (Jim) P. Pappas President, Lic. Real Estate Broker