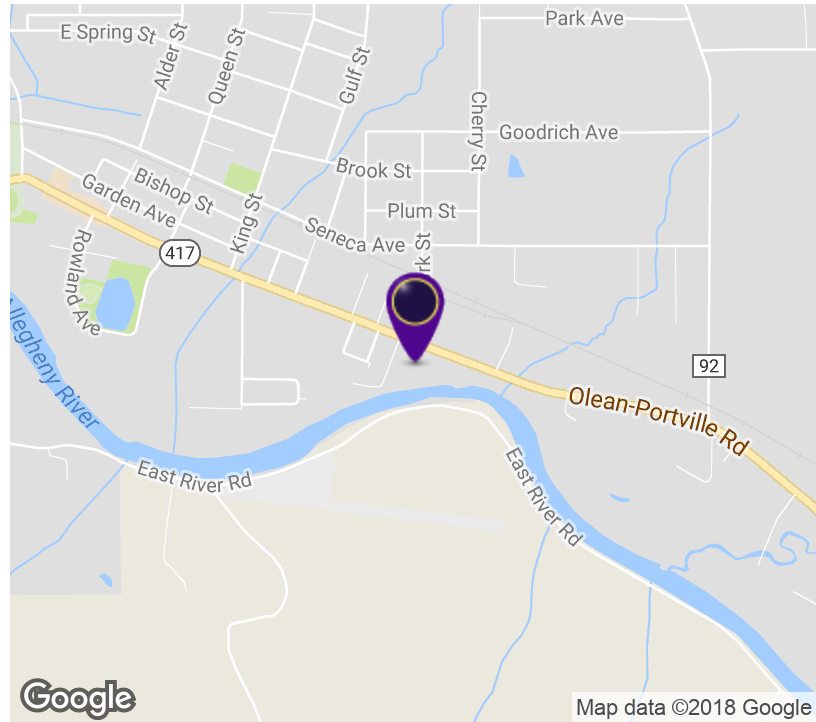


# 1414 East State Street

Olean, NY 14760



## OFFERING SUMMARY

Sale Price:	\$995,000
Available SF:	4,000 - 240,000 SF
Lease Rate:	\$3.50 SF/yr (NNN)
Lot Size:	8.4 Acres
Year Built:	1942
Building Size:	276,444 SF
Price / SF:	\$3.60

## PROPERTY OVERVIEW

Olean, NY area warehouse-distribution-manufacturing facility now available for sale. 276,444 square feet on a lot measuring approximately 8.4 acres. Features include: 10,000sf air-conditioned office area, 3 grade level doors, 6 truck level doors, 16' to 24' clear height ceilings, active rail access, switch and transformer on-site, heavy industrial power, fully sprinklered, rubber membrane roof, concrete floors, back-up generator, security system, ample parking.

## PROPERTY HIGHLIGHTS

- Located in an Empire Zone (EZ), Offering Huge Tax Benefits
- Site has Water, Sewer, Electricity, Gas, and Telephone
- Situated on 8.4 AC of land
- 16'-24' Ceiling Heights
- Ample Parking
- Fully Sprinklered
- Located in an Empire Zone (EZ), Offering Huge Tax Benefits

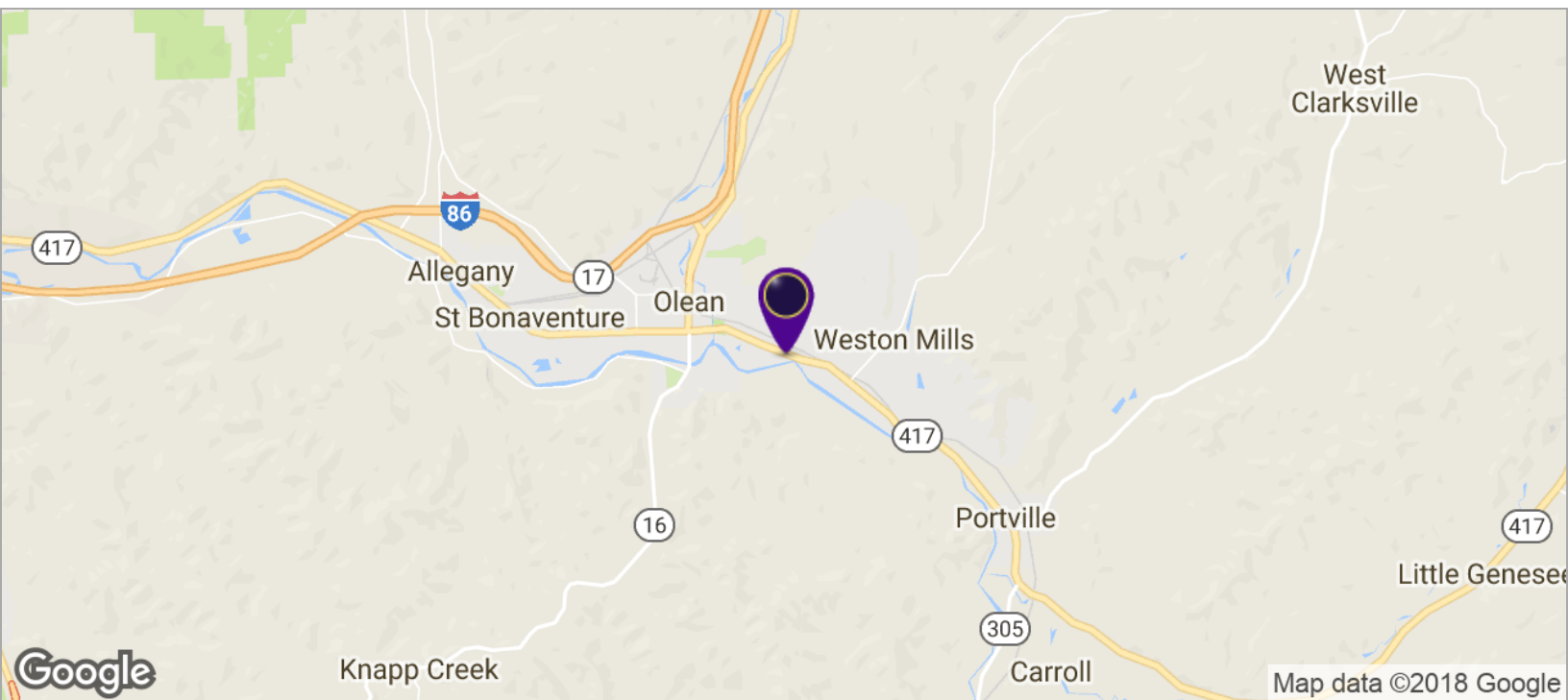
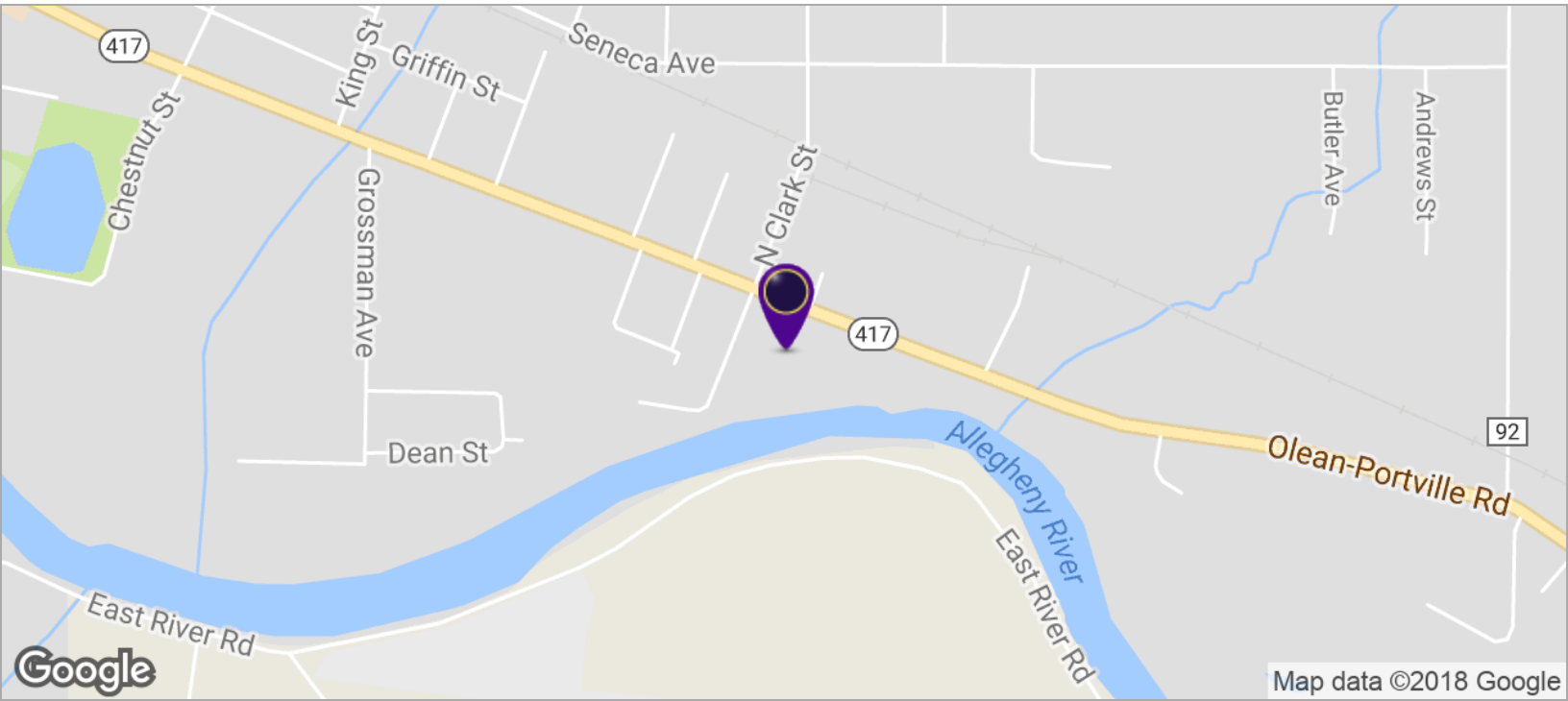


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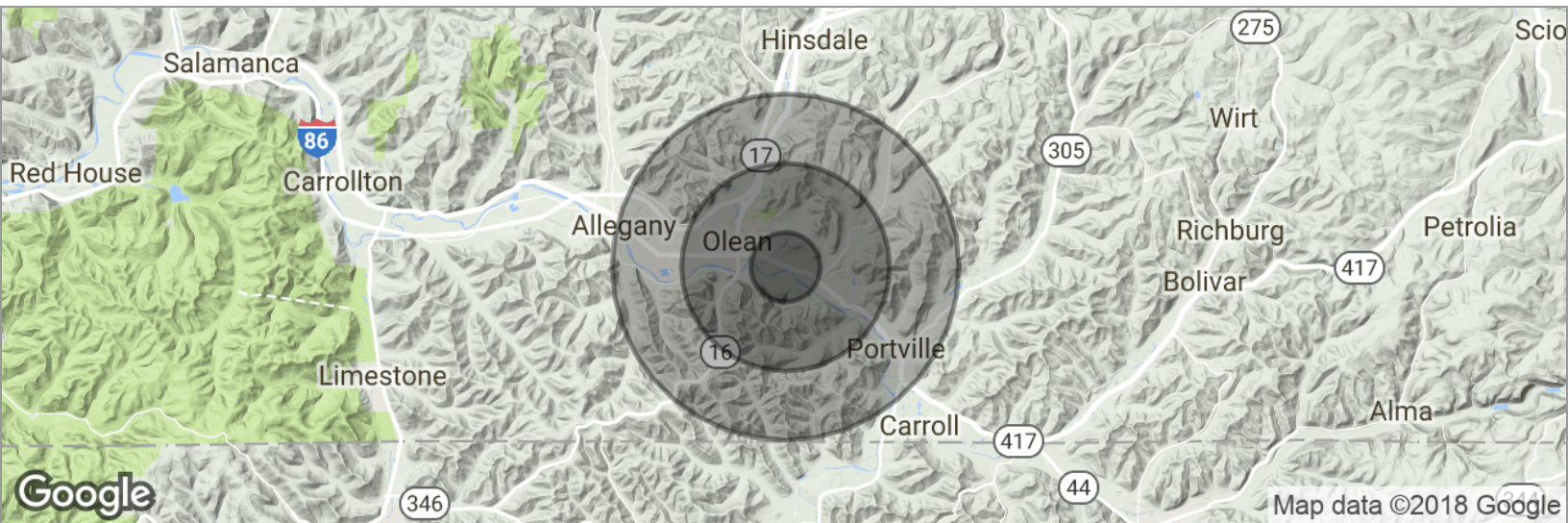


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,327	15,463	24,627
Median age	41.1	41.3	40.9
Median age (male)	37.1	36.9	37.4
Median age (Female)	47.1	45.1	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,078	7,233	11,123
# of persons per HH	2.2	2.1	2.2
Average HH income	\$54,007	\$49,667	\$50,469
Average house value	\$87,156	\$87,949	\$89,213
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	1.1%	1.5%	1.5%
RACE (%)	1 MILE	3 MILES	5 MILES
White	93.3%	92.3%	93.6%
Black	6.6%	4.9%	3.5%
Asian	0.0%	0.5%	0.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.7%	0.5%
Other	0.0%	0.1%	0.1%

\* Demographic data derived from 2010 US Census



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