



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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James (Jimmy) T. Pappas
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