



## Industrial / Manufacturing Building

6 Turner Dr, Spencerport, NY 14559



**Jim Pappas, CCIM**

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## 6 Turner Drive

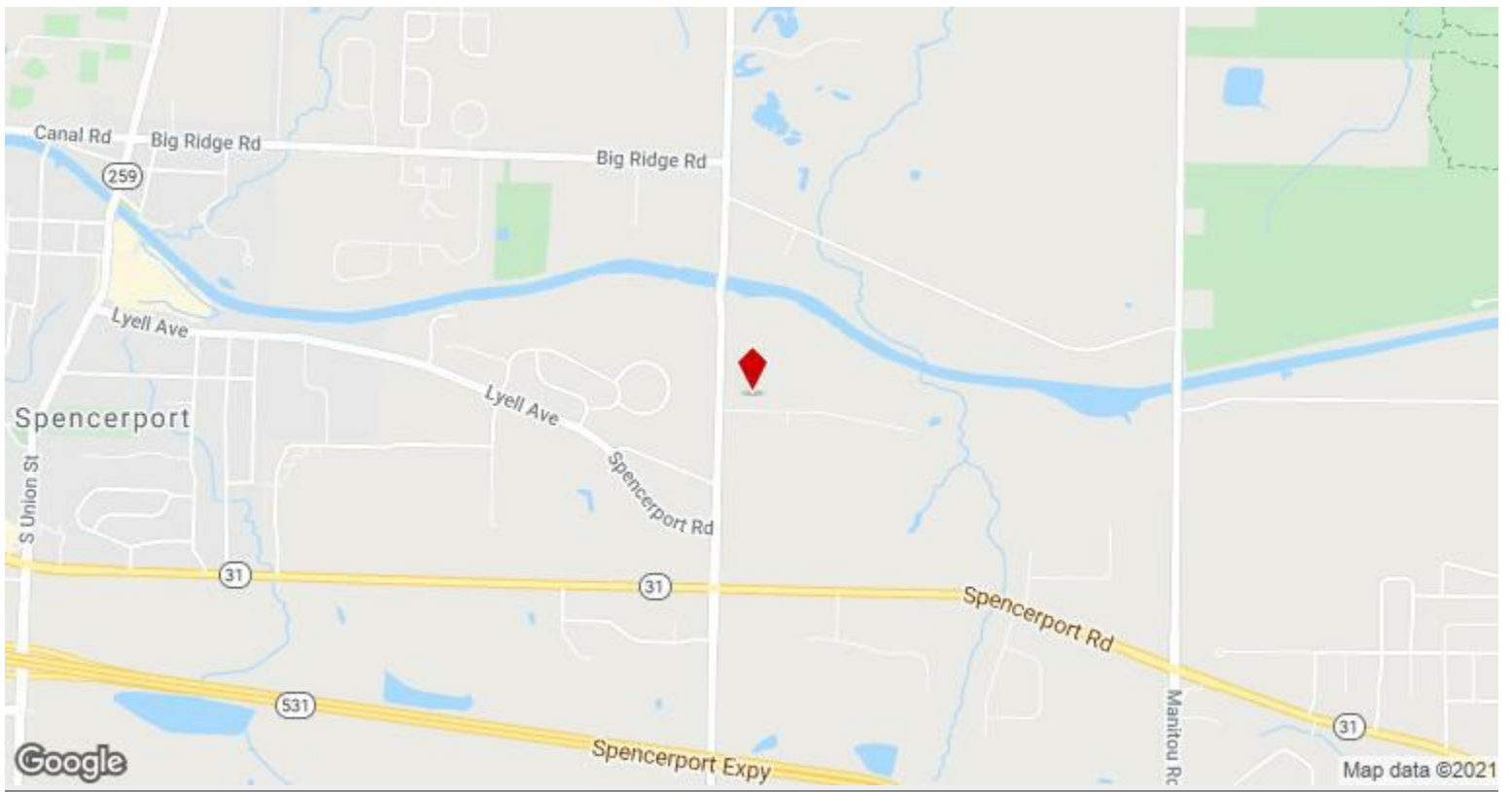
\$890,000

The building improvement is a one and partial two story steel frame and metal panel industrial building originally constructed in 1983, with additions in 1998 and 2005 resulting in a total gross building area of 14,318+ sq.ft. Exterior features include a partial brick front veneer, vertical metal siding, a gable style metal deck roof, and sliding windows. The two story office area comprises 3,818+ sq. ft., with 2,000+ sq. ft. of first floor area. The original manufacturing area comprising 4,250+ sq. ft. was expanded in 1998 with a 2,500+ sq.ft. addition and again in 2005 with a 3,750+ sq. ft addition, to total 10,500+ sq.ft. The entire manufacturing area is clear span with 16+ ft. of overhead clearance in the original section and 22+ ft. of overhead clearance in the additions. Finishes within the manufacturing area include 6" concrete flooring, six courses of concrete block with steel framing above. insulated walls and ceilings. metal halide...

- Clear span warehouse / manufacturing area
- High-bay warehouse
- Parking for 32 with expansion
- Gable style metal deck roof, and sliding windows.



Price:	\$890,000
Property Type:	Industrial / Manufacturing
Property Subtype:	Warehouse
Building Class:	B
Sale Type:	Owner User
Lot Size:	1.48 AC
Rentable Building Area:	14,318 SF
Property Taxes:	\$18,326.56
No. Stories:	1 and 2
Year Built:	1983, 1998 and 2005
Tenancy:	Single
Parking Ratio:	0.84/1,000 SF
Clear Ceiling Height:	16 to 22 FT
No. Dock-High Doors/Loading:	2
No. Drive In / Grade-Level Doors:	2



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# Property Photos



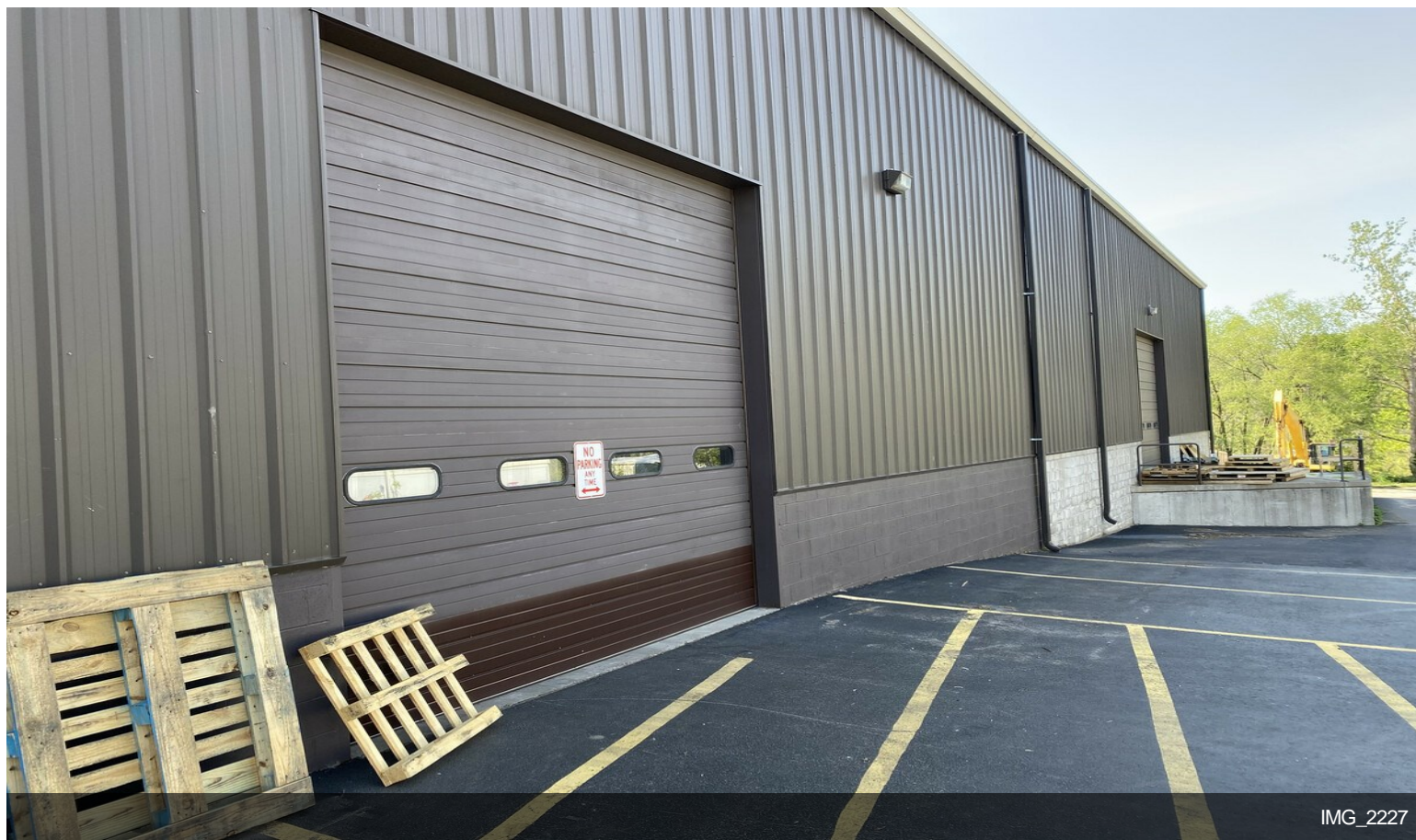
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# Property Photos





# Property Photos



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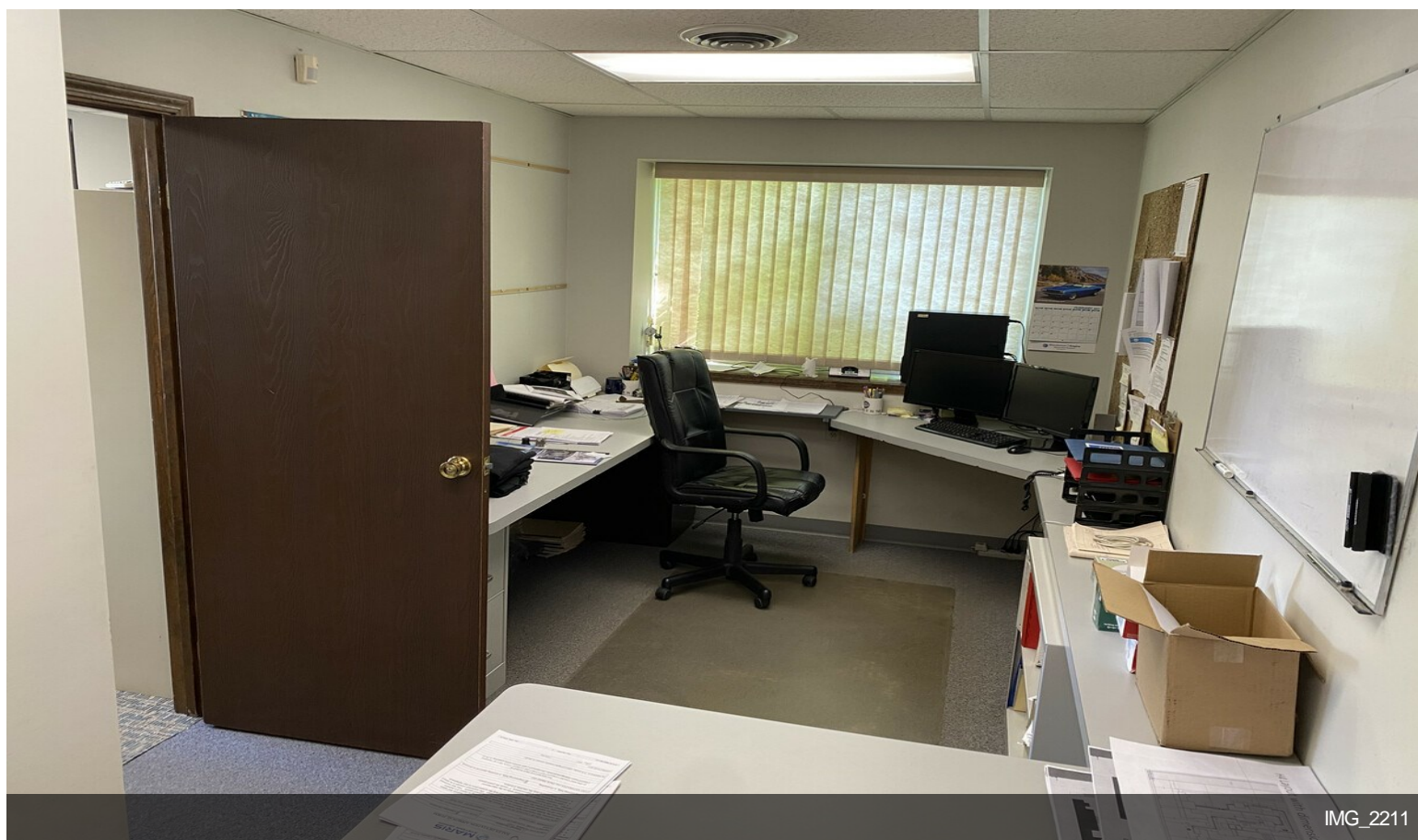
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# Property Photos



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# Property Photos



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# Property Photos



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