

FOR LEASE

91 & 95 North Street Arcade, NY



107,811 \pm SF Industrial Opportunity

Building Features

Total Building Size (2 buildings)	107,811 \pm Sq. Ft.
Building 1	85,135 \pm Sq. Ft.
Building 2	22,676 \pm Sq. Ft.
Lot Size	62.59 \pm Acres

Property Highlights

- Manufacturing facility located on NYS Route 98 in the Village of Arcade, NY
- Ideal location for servicing New York, Ohio, Pennsylvania, and Canada
- Site features two (2) buildings:
 - Building 1: 85,135 \pm SF
 - Building 2: 22,676 \pm SF
- 20' clear height
- Low-cost power
- Ample on-site parking
- IDA incentives available
- Ideal for: light manufacturing, assembly, warehouse/distribution, welding/fabrication

Demographics	1 Mile	3 Miles	5 Miles
Population	1,523	3,983	8,357
Average H.H. Income	\$80,385	\$79,143	\$77,715

Source: ESRI Business Analyst 2023

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Wyoming County Manufacturing Facility



Building 1

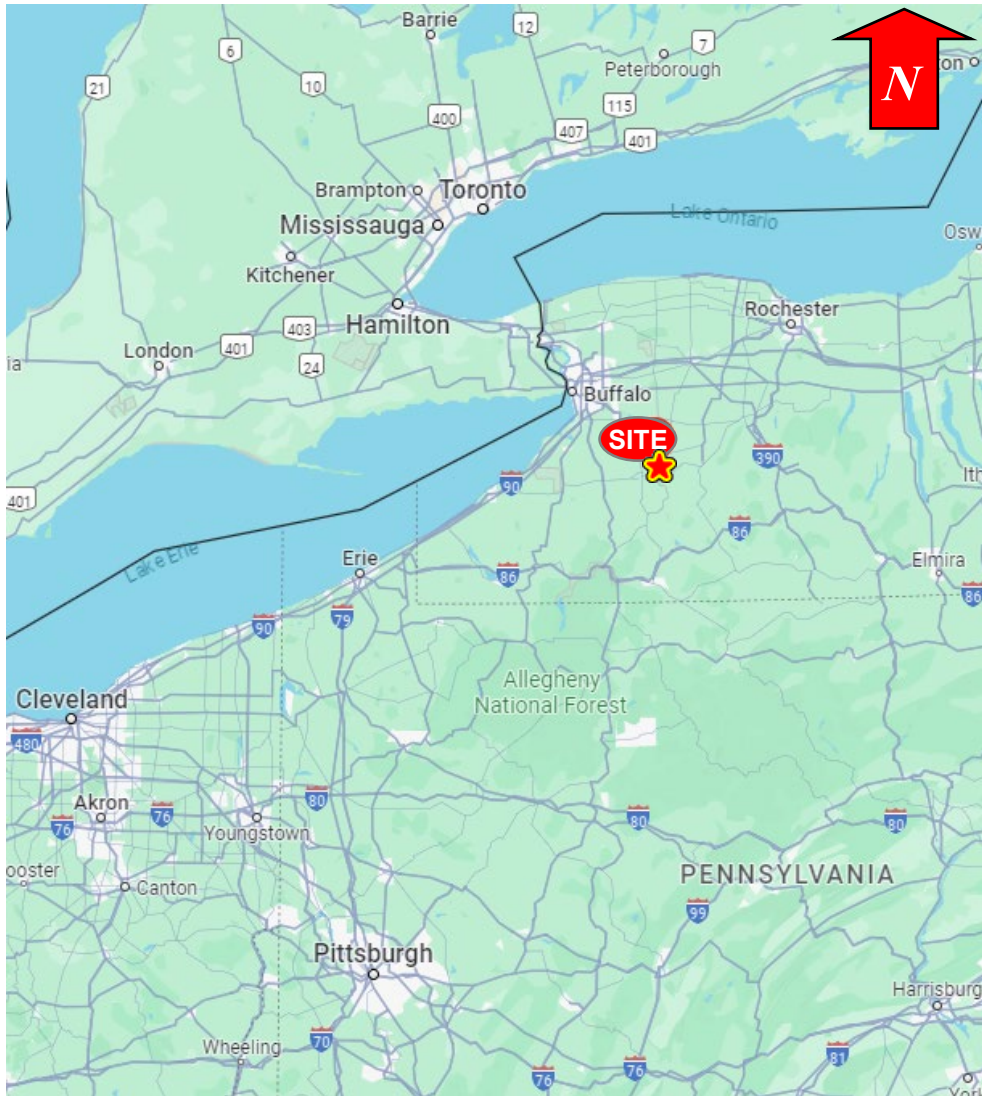


Building 2

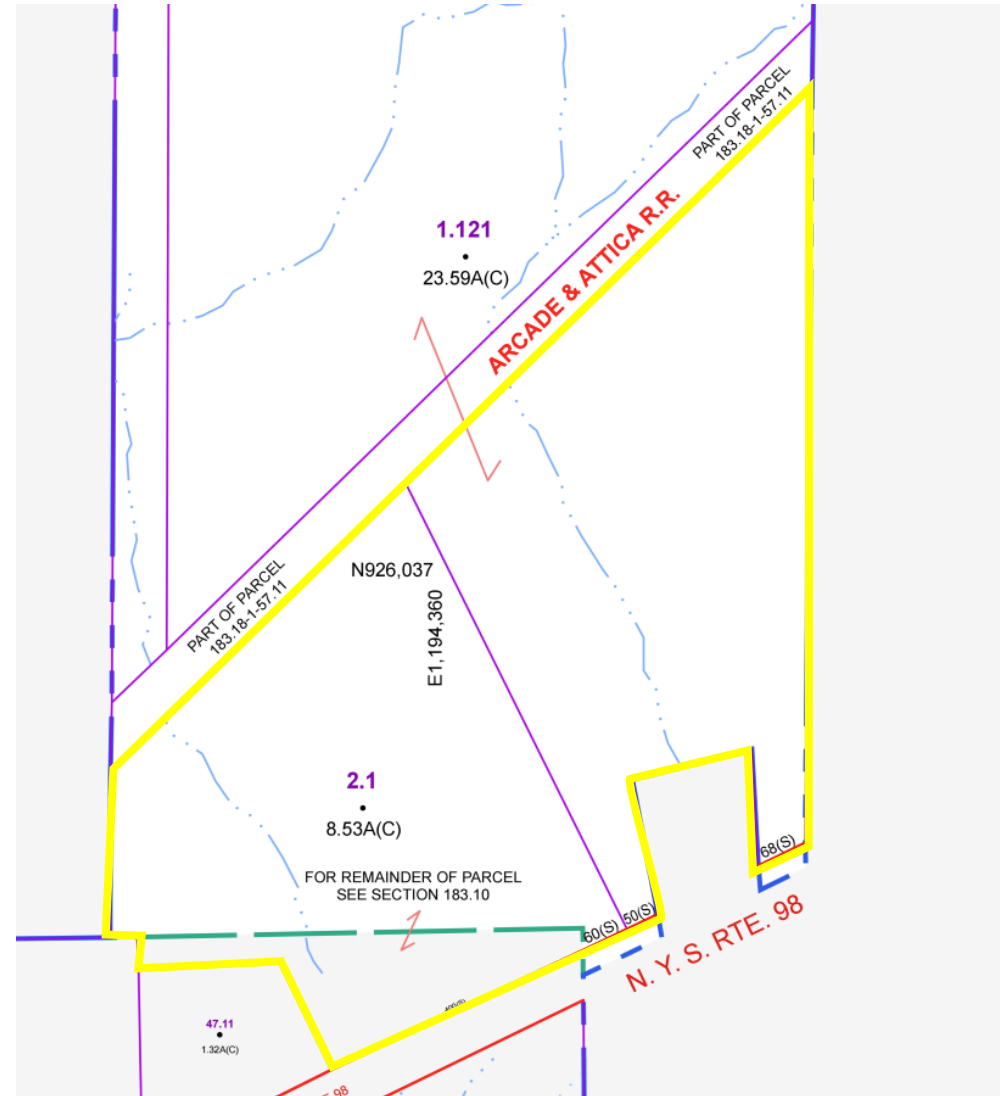
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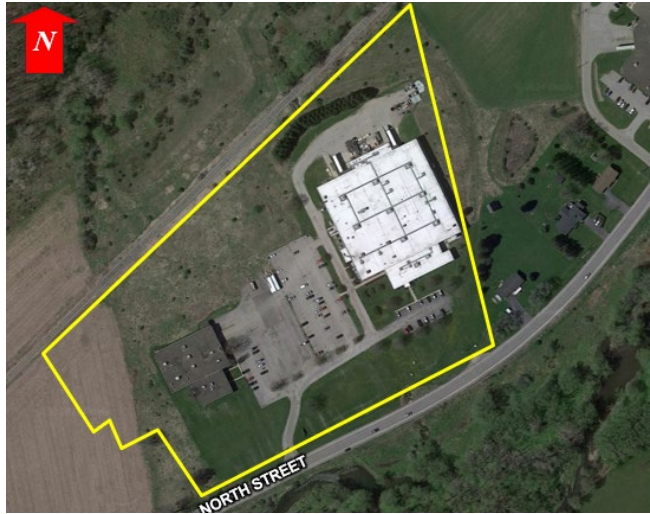
Location Map



Tax Map

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Aerial



Building 1



Building 1



Building 2



Building 2



Building 1