

FOR LEASE

41 Browne Street
Oneonta, New York 13820



61,700± SF Warehouse/Distribution

Property Highlights

61,700± SF Class A industrial facility with refrigerated/freezer areas. Building configured with 55,000± SF warehouse (includes 5,250± SF truck barn) and 6,700± SF office. Built in 2016 for a beverage warehouse/distribution facility with multiple interior and exterior docks. Situated on 14.45± acres, excess land for possible future expansion.

Warehouse:

- 36' clear height
- Fully sprinklered warehouse and offices
- Constructed with Nucor refrigerated panels in entire warehouse
- Existing 4,368± SF cooler/freezer with 10'x10' interior bi-parting door
- (1) drive-thru bay spanning the full width of building with (2) 16' x 14'6" overhead doors
- (6) interior dock doors with levelers with (3) 22' x 14'6" rollup exterior doors and (6) 9' x 11' rollup interior doors
- (2) 10' x 11'3" exterior dock doors with levelers and dock locks
- Truck Maintenance Bay with (1) 16' x 14'6" overhead door
- Equipment/Storage Bay with (1) 8' x 8' overhead door
- LED motion lights throughout
- Mezzanine area for storage or possible office expansion
- (1) large driver's lounge
- (1) two stall restroom and (1) single stall with two urinals
- Forklift charging stations off drive-thru bay

Contact

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Class A Industrial Facility

Office Area:

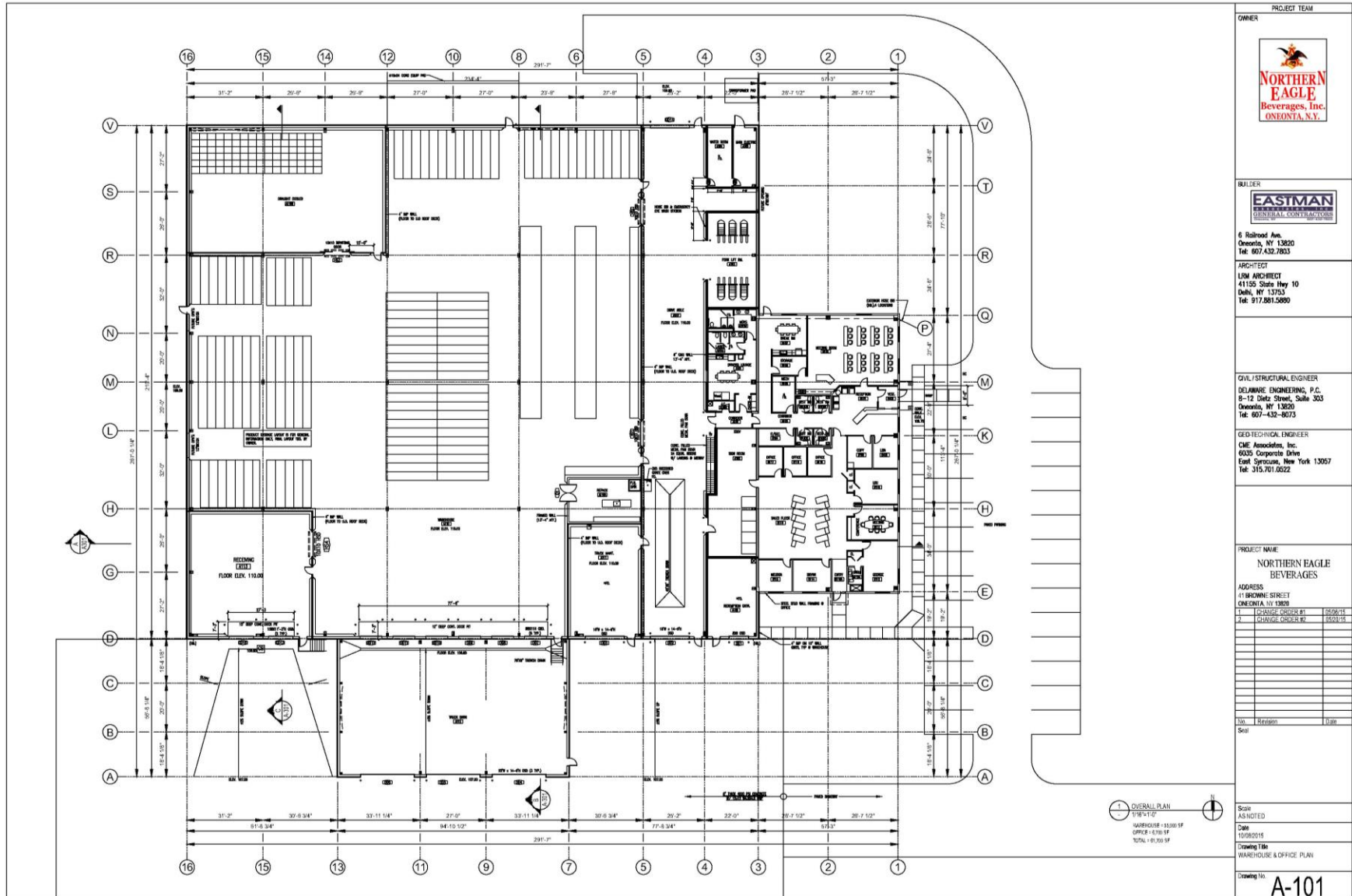
- (1) reception area
- (4) single stall restrooms off reception area
- (8) private offices: (5) windowed perimeter and (3) interior. Executive corner office includes a restroom with shower.
- (1) large open office/bullpen
- (1) conference room
- (1) large conference room/training room
- (1) breakroom
- (1) security/server/data/telecom room
- (1) storage room

Infrastructure:

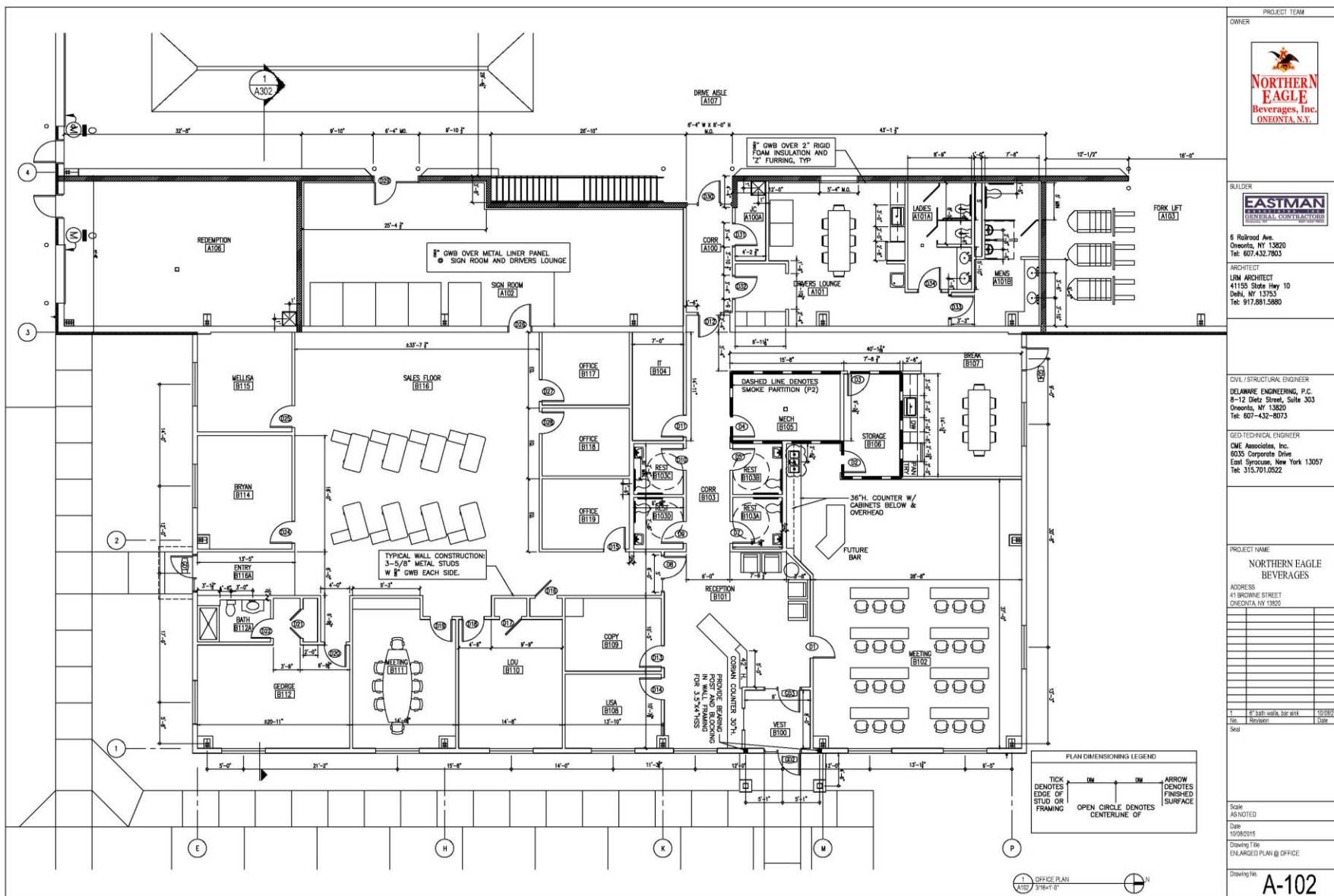
- Municipal 4" water line and 8" sewer line
- Natural Gas and Electric via NYSEG
 - 480 Volt, 1200 Amp, 3 Phase Power (with transformers and subpanels throughout)
- Pump station for oil/water separator
- Sprinkler system (6' dry system in cooler/freezer, portion of warehouse, and truck barn; 6' wet riser in balance of warehouse; and 4' wet system in drive-thru bay)
- Roof: metal for warehouse and EPDM rubber for office

FLOOR PLAN

Entire Building



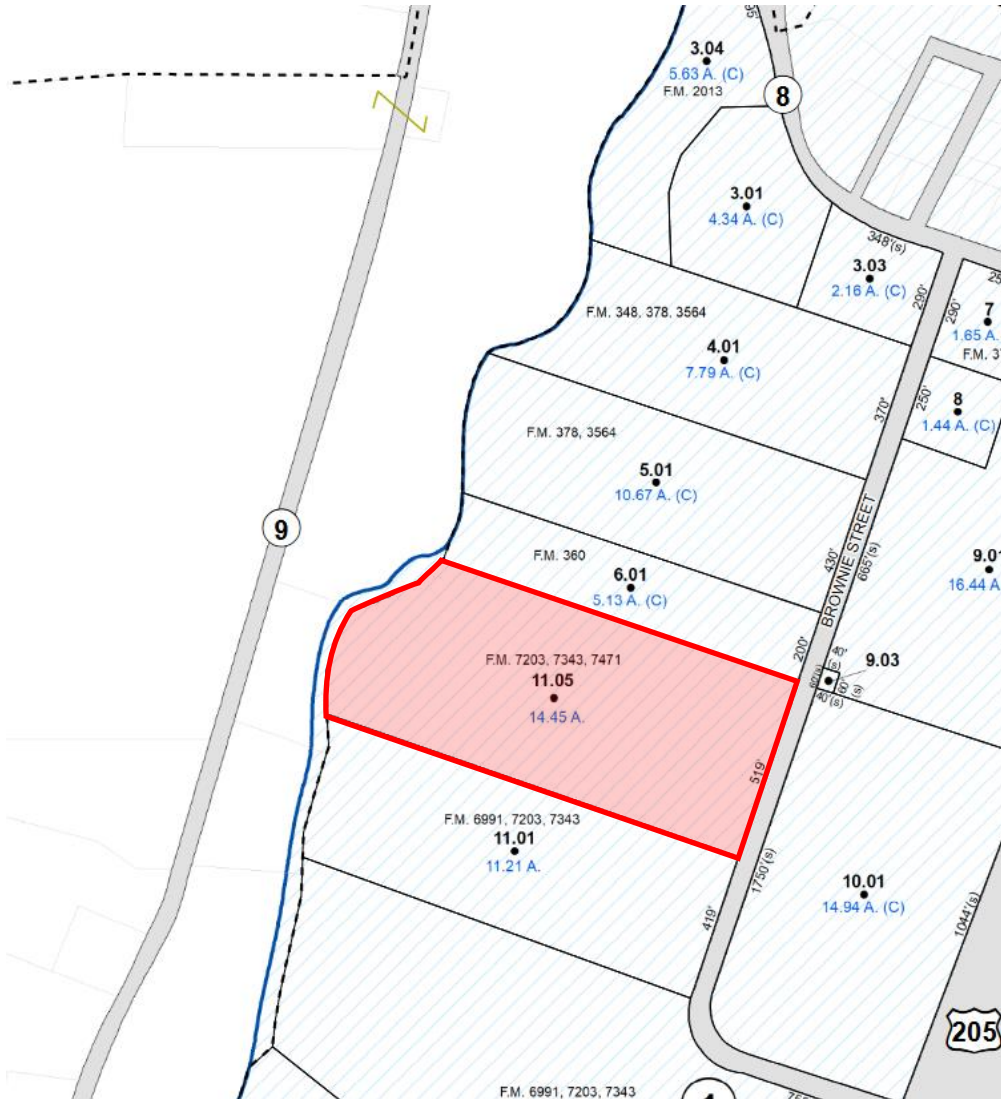
Office Area



TAX MAP & AERIAL

41 Browne Street, Oneonta, New York

Tax ID: 299.00-1-11.05



PROPERTY PHOTOS



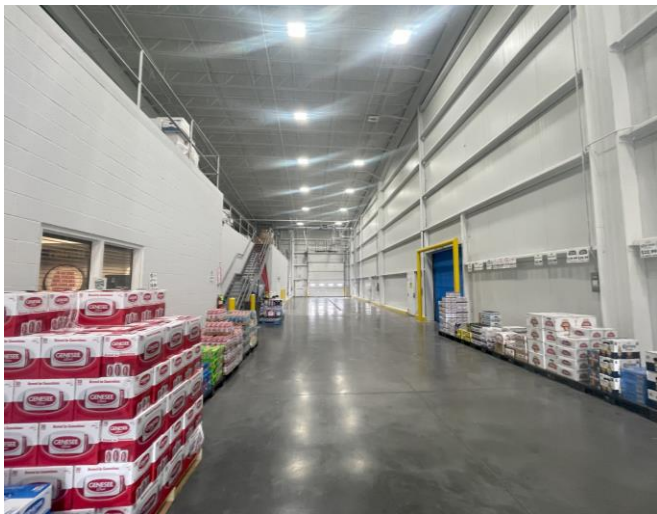
Exterior docks & OH doors leading to interior docks



Interior docks



Warehouse – dock area



Office - Reception



Office – Bullpen