

For Lease – 30,000 SF 711 Park Ave, Building 5

The Olde Pickle Factory, Medina, NY 14103

Property Highlights

- Total Renovation 2016
 - New Roof
 - New Windows
 - New Entrance Doors
 - Interior Painting
 - New HVAC
 - New 800 AMP 3 Phase Electric Service
- Built-To-Suit Interior Customization
- Equipment Leasing Options
- Multi Use: Manufacturing & Office Space
- Eligible for Low-Cost Hydro-electric Power Allocation
- NY State Incentives from NYSESD Eligible
- Total Square Feet: 30,000
- Opportunity for Expansion Space
- Exterior: Brick
- Sprinkler: Dry System
- Zoning: Industrial
- Sewage: 4" water main
- Village of Medina operates own waste Water Sewer Facility with Ample Usage Capacity
- High Pressure Natural Gas Available
- Ceiling Height: 13' (lowest point) 23' (highest point)
- Dock Doors
- Parking Available



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Lease Opportunity

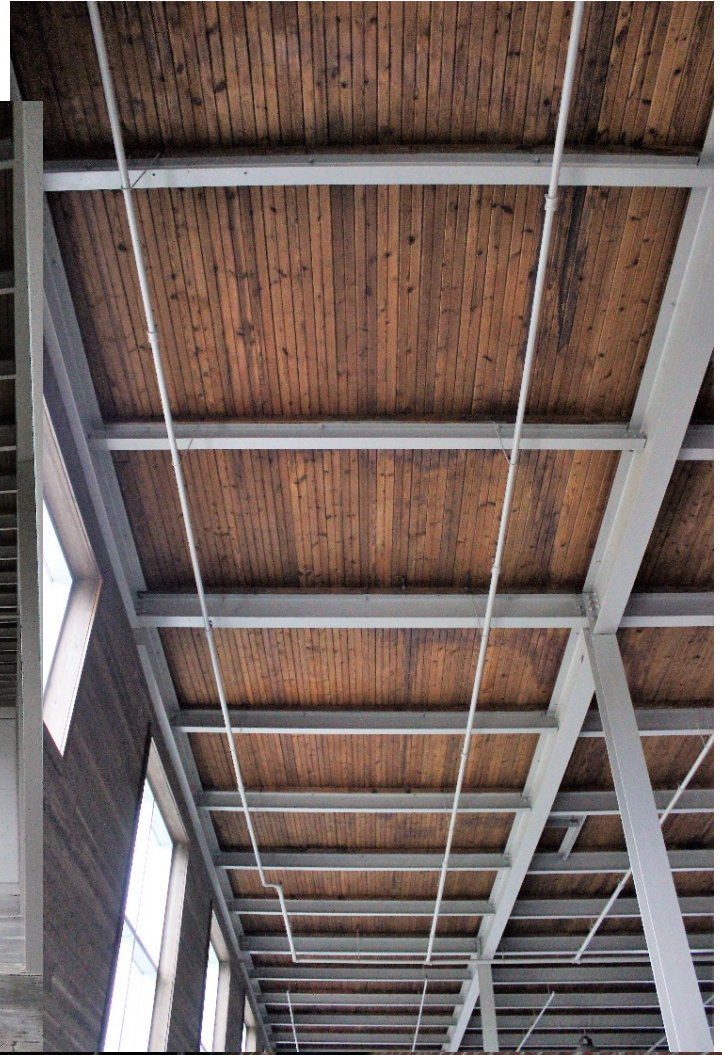
Built-To-Suit Interior;
Manufacturing Facility with
Office Space

The newly renovated Building 5 of The Olde Pickle Factory (TOPF) is at 711 Park Avenue in Medina, NY. This beautiful 30,000-square foot multi-use space, combines offices with manufacturing. The TOPF complex is already home to offices, manufacturing and distribution facilities for multiple companies. Pickle Factory ownership will customize the building's interior to meet the needs of the tenant.



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Built-To-Suit: Multi-Use



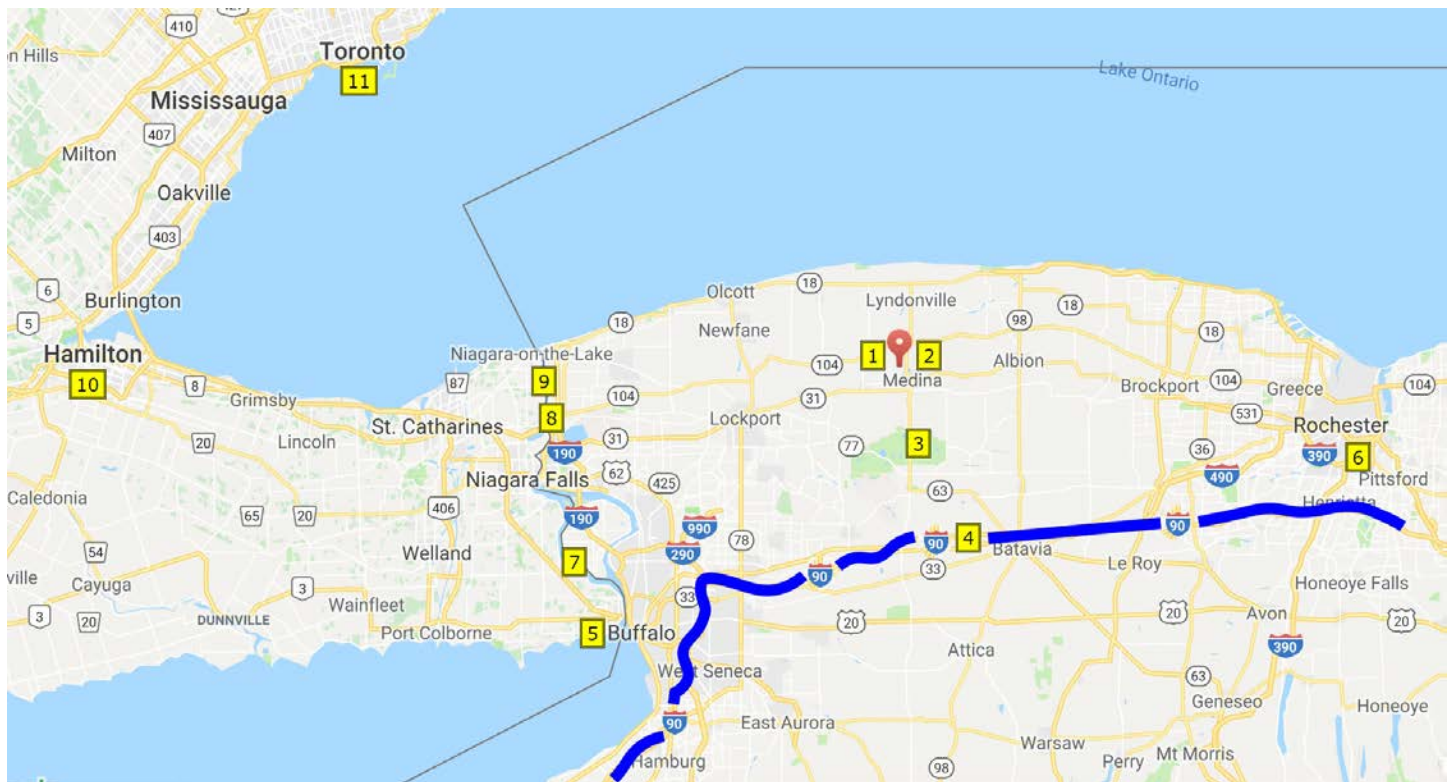


Building 5 is located within the Old Pickle Factory Industrial Park in Medina. The village of Medina sits on the Erie Canal in WNY with a population in the greater Medina area of 14,000. The Old Pickle Factory has a proud history as the home of H.J. Heinz Co. (1899-1963, Fisher-Price Toys (1963-1995) and Baxter Healthcare (2009-Present).

Heinz Co. grew the complex quite steadily. The one item, pickles was augmented over the years with other products, such as tomatoes, spinach, strained baby food and so forth. Originally the Heinz complex was a cluster near the railroad on Genesee St. near Park Ave., some built of Medina sandstone. The 1904 map depicts nine structures and a 1927 map shows thirty Heinz buildings.

The explosive growth of Heinz was mirrored by an unstoppable, business-driven spread to the settlement of Medina. H.J. Heinz began operations in Medina in 1899 with the construction of what is now known as Building 15 of The Olde Pickle Factory. The history of the Olde Pickle Factory has a direct connection with the growth of the town. As the number of buildings increased at our complex, the number of roads in the town subsequently followed. With H.J. Heinz its largest employer, Medina grew from 19 streets in 1900 to 43 in 1909, to 75 in 1915, to 85 in 1927. Building 5 was originally constructed in 1936 and completely modernized in 2016. Exuding small town charm, Medina has developed into a progressive rural community.

TOPF is an industrial and office park, composed of 14 buildings, totaling approximately 400,000 sq. ft, stretching across 10 acres. The success of the Olde Pickle Factory Industrial Complex is in part due to its excellent location and its access to an abundantly qualified and affordable work force that has serviced the growth of these companies.



Map Key:

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| 1 - Medina – Location of The Olde Pickle Factory | 7 - Canadian Border; 1 Hour Drive (44 miles) |
| 2 - Fall Road Railroad; On-site | 8 –Rainbow Bridge; 1 Hour Drive (42 miles) |
| 3 - Route 63; Route From Medina to Thruway | 9 -Lewiston Bridge; 1 Hour Drive (36 miles) |
| 4 - NY State Thruway; 25 Minute Drive (18 miles) | 10 - Distance to Hamilton; 1.75 Hour Drive (90 miles) |
| 5 - Buffalo; 55 Minute Drive (44 miles) | 11 - Distance to Toronto; 2.5 Hour Drive (140 miles) |

Medina is centrally located between several important landmarks. To the east sits Rochester (population 256,900) and to the west is Buffalo (population 208,880). Both cities are just a 55-minute drive away. Easily accessible by truck or train. TOPF sits along the Falls Road Railroad for convenient rail service. Our building has access to the RT. 63 which is a north/south route connecting to the NY State Thruway system (Route 90). The Thruway has direct access to Rochester and Buffalo.

Located in Orleans County, we also positioned 44 miles from the Canadian Border. A one-hour drive will land you at either at the Lewiston-Queenston Bridge or the Rainbow Bridge to cross the border. Hamilton, Ontario can be reached in less than 2 hours. While Toronto is only a two-and-a-half-hour drive. With close proximity to Canada and easy access to direct routes, Building 5 serves as an excellent location.

The Olde Pickle Factory ownership upholds a position of maintaining our self-interest secondary to our tenant customers. Building 5 provides the advantage for an aesthetically unique and highly attractive building design that is completely state-of-the-art. Advantages of leasing this superlative space create an ideal partnership for those interested.

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