



ALBION FINANCIAL CENTER

231 EAST AVENUE
ALBION, NY 14411

Joe Rowley

Managing Broker/Senior Advisor

585.697.0901

joe.rowley@svn.com

Joseph L. Rowley III

Investment Advisor

585.697.0901

joseph.rowley@svn.com

Nick Malagisi, SIOR

Managing Director

716.633.9601

nick.malagisi@svn.com

Property Summary



OFFERING SUMMARY

Available SF:	60,000 SF
Lease Rate:	\$13.00 SF/yr Gross Lease Including Utilities
Lot Size:	4.2 Acres
Year Built:	1975
Building Size:	130,000
Renovated:	2013
Zoning:	LI - Light Industrial

PROPERTY OVERVIEW

\$13.00 /SF Modified Gross Lease including everything except janitorial. The space is perfectly suited for and currently move in ready as back office and or call center. It has been used as a back office and call center for companies in financial services since the 1980's. This experience in the workforce combined with the strong work ethic of the area provides an attractive talent pool for potential tenants or owner users.

The space is plug and play with 300+ work stations in place. The building has many attractive improvements including 15,000 KW Generator, MDF room, Electrical & Data Closets, and redundant Fiber feeds.

The building is also available for sale for \$2,500,000.

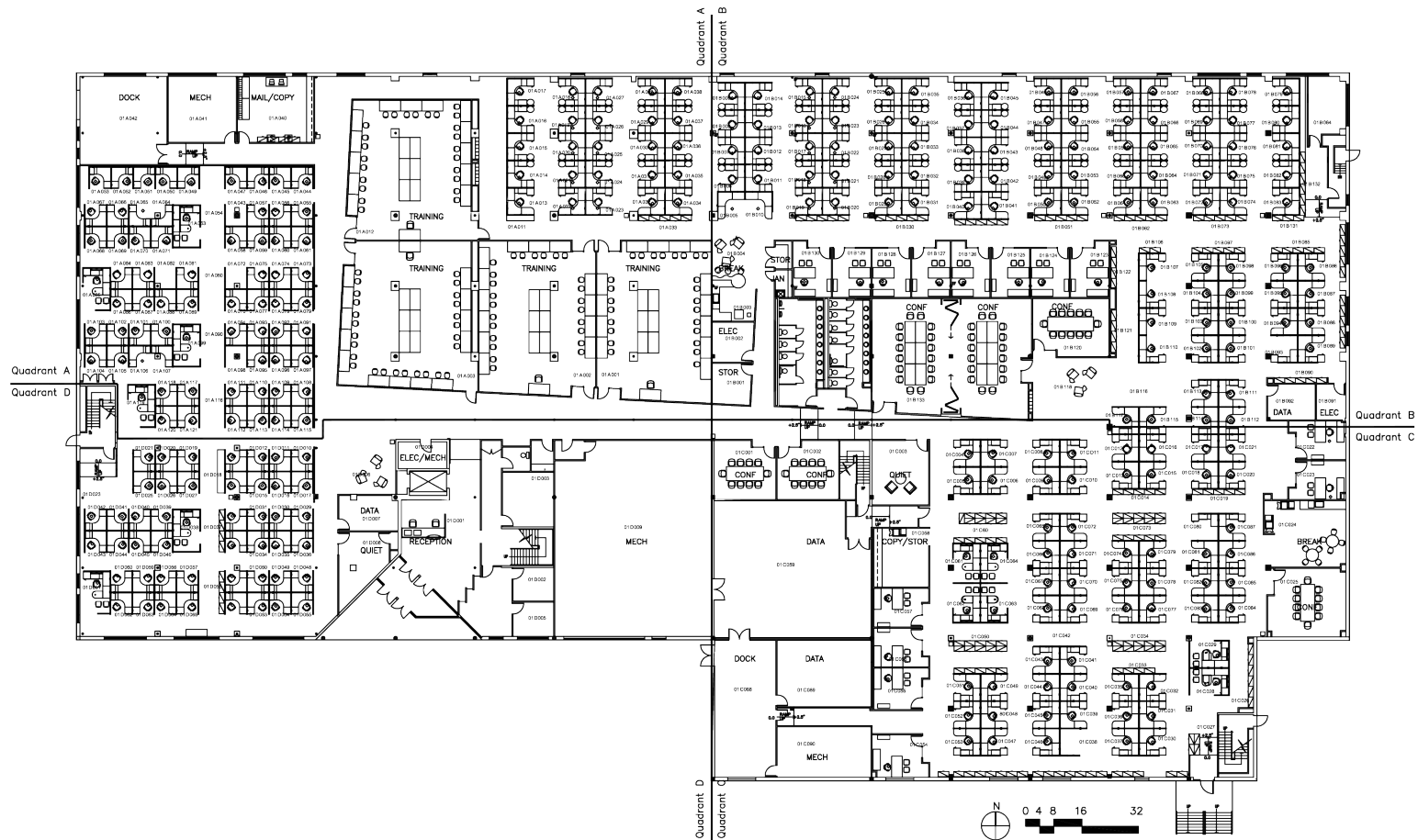
Complete Highlights

LEASE HIGHLIGHTS

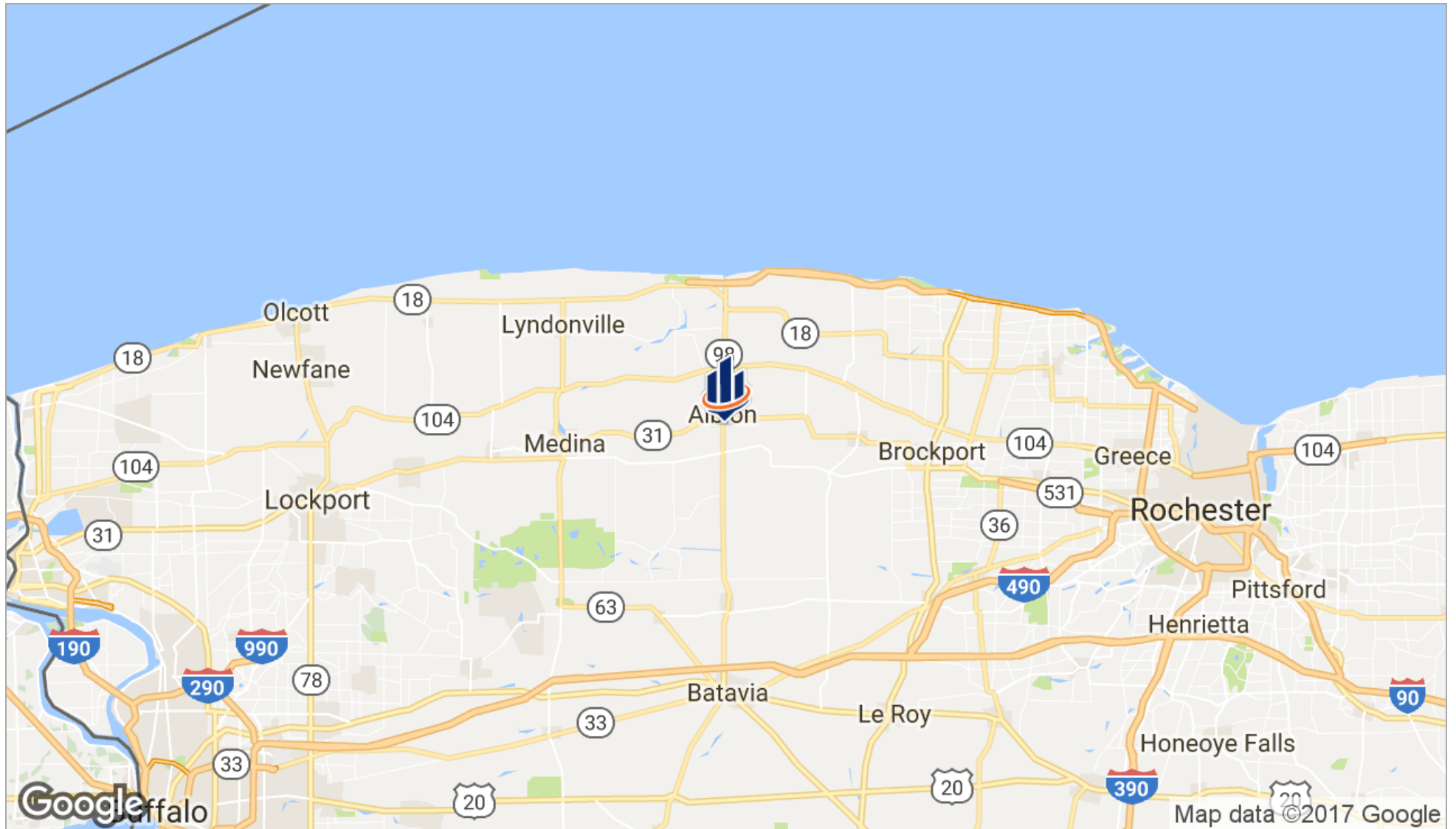
- 900 Car Parking
- 300+ Work Stations Set Up and Ready For New Tenant
- 10 Manager Cubes
- 14 Offices
- 5 Training Rooms
- 4 Conference Rooms
- 1 Loading Dock
- 2 Copy Rooms
- 3 Data Rooms
- Well Trained Work Force
- 15,000 KW Generator
- Redundant Fiber Feed from east and west into MDF Room
MDS Services into 4 Quadrants in the building with CAT 6 Wiring to each work station. MDF has 150 K.Y.A. UPS that feeds entire MDF Room.
- Rooftop Solar Panel Array
- High Level Security



First Floor Plan



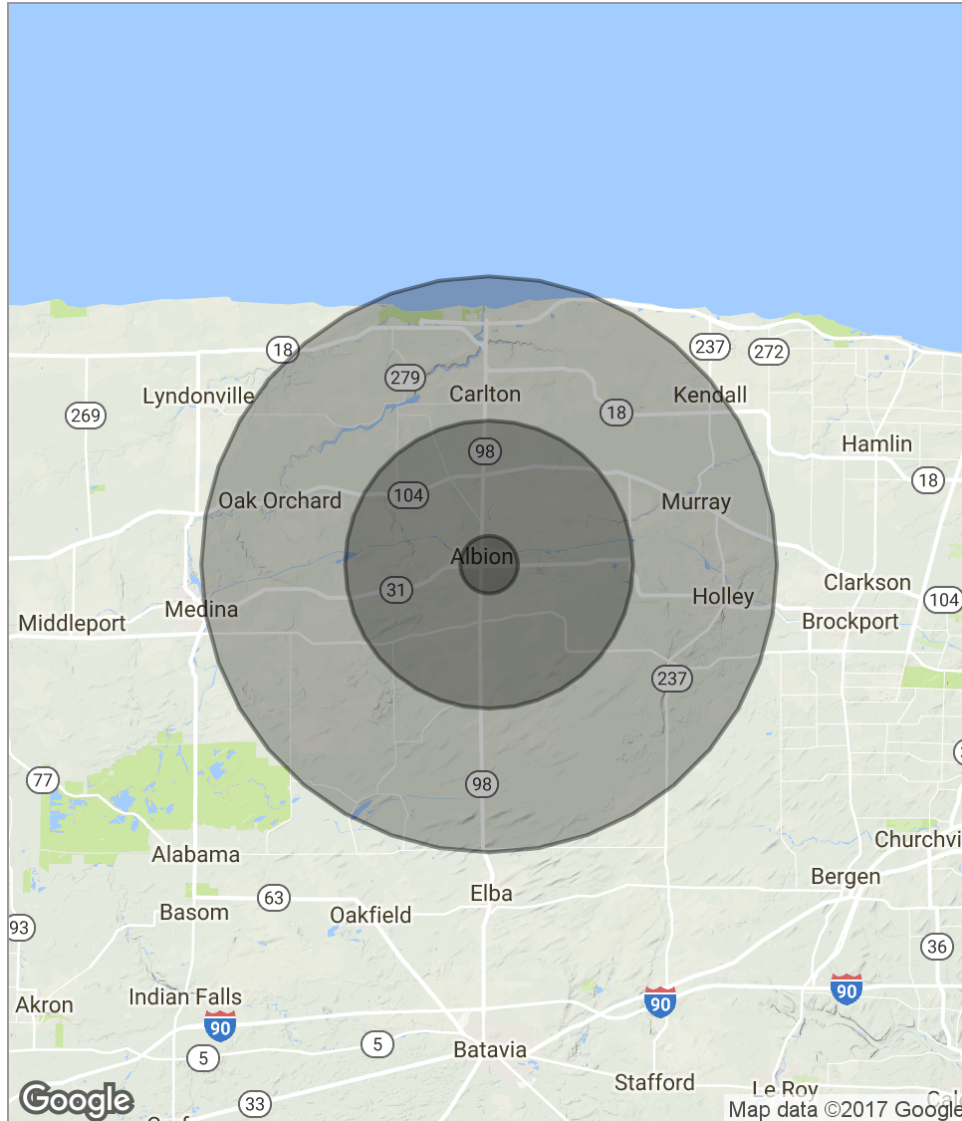
Location Map



Aerial Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	240	6,022	26,303
Median age	39.8	39.7	40.5
Median age [male]	37.8	37.8	39.2
Median age [Female]	40.9	40.7	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	63	1,604	8,518
# of persons per HH	3.8	3.8	3.1
Average HH income	\$63,631	\$63,140	\$62,188
Average house value	\$108,280	\$107,098	\$106,904

** Demographic data derived from 2010 US Census*