

CLASS A / B WAREHOUSE SPACE

AVAILABLE FOR SALE



EXISTING TENANT MACK STUDIOS BUSINESS
FUNCTIONS RELOCATING INTO A NEARBY FACILITY

- Tax Map ID #: 115.24-1-41
- Property Size: 6.44 Acres
- Building Size: 75,000 SqFt
 - Front 50,000 Built 2014
 - Back 25,000 Built 2021
- Land available for future expansion.
- Class A/B Warehouse in Immaculate Condition.
- Auburn Technology Park includes like warehouse & industrial users.

NEW LISTING

\$5,625,000 (\$75 psf)

**38 Allen Street
Auburn, NY. 13021**



PAPYRUS
REAL ESTATE SOLUTIONS

Scott Dumas

LICENSED REAL ESTATE BROKER

315.877.5113

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PAPYRUS REAL ESTATE SOLUTIONS, LLC
1970 West Fayette Street
Syracuse, NY 13204

- Existing building includes:
 - Const. Type: Steel with 6" thick sealed concrete floor.
 - 22' avg to base of Steel.
 - 100% Sprinkler Coverage(wet)
 - Two docks & one drive-in @ 14'.
 - Conference room & restrooms.
 - 600 Amp elec. & 3" gas line.
 - Power to every column.
 - Fully insulated. Heat through & cool in the office & conference area.
 - Camera & security systems.

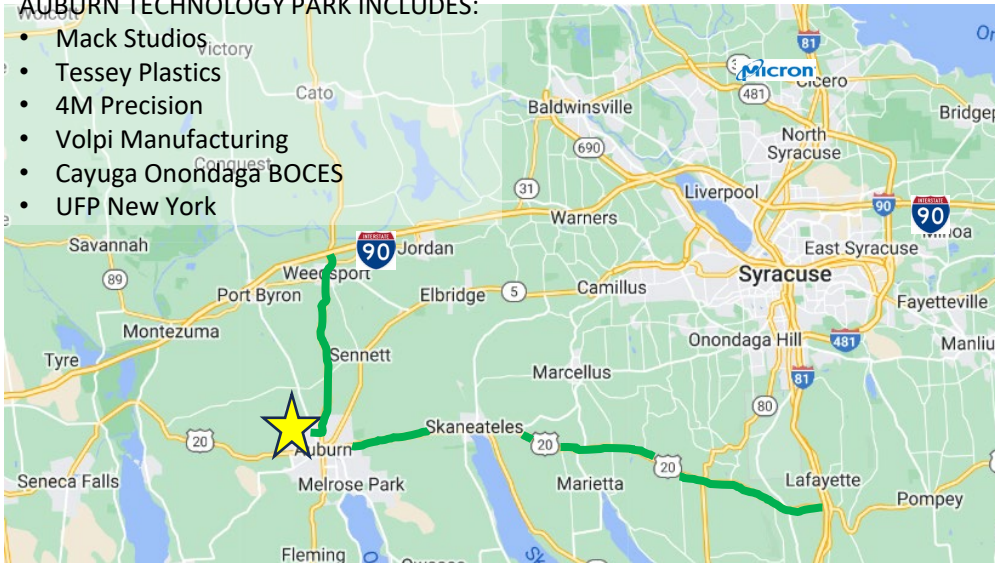
PRISTINE WAREHOUSE SPACE

6.44 ACRES
ZONED COMMERCIAL

38 ALLEN STREET
AUBURN, NY. 13021

AUBURN TECHNOLOGY PARK INCLUDES:

- Mack Studios
- Tessey Plastics
- 4M Precision
- Volpi Manufacturing
- Cayuga Onondaga BOCES
- UFP New York



- 1 Min. To Rt 38 & 34
- 2 Mins to Rt 20
- 16 Mins. To I-90
- 39 Mins. To Syracuse University
- 32 Mins. To Downtown Syracuse
- 37 Mins. To Syracuse Airport
- 45 Mins. To Future Micron Site
- 45 Mins to Ithaca
- 57 Mins to Rochester



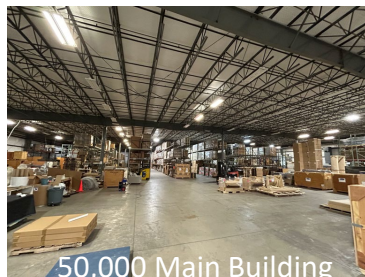
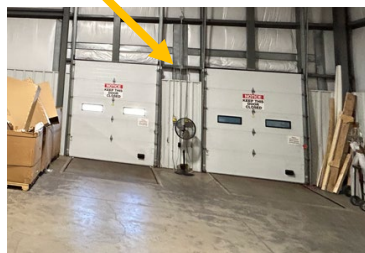
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50,000 Main Building

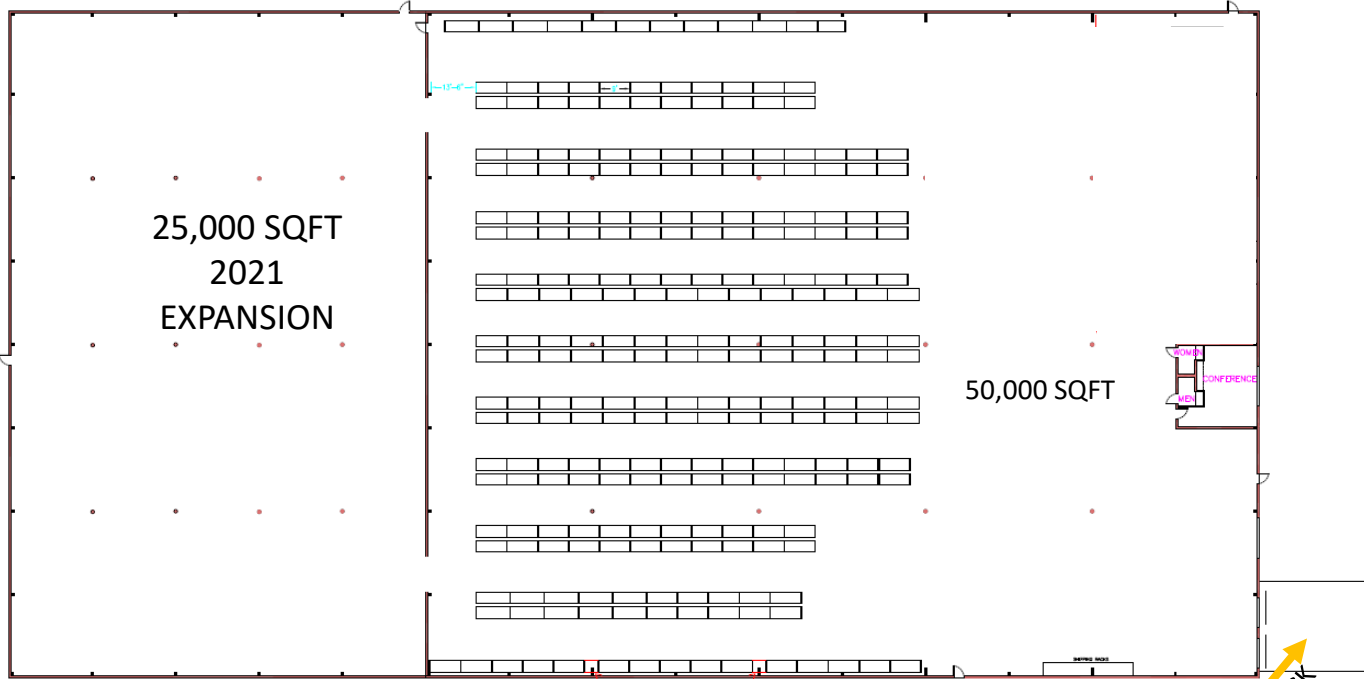


25,000 Rear Expansion

PRISTINE WAREHOUSE SPACE

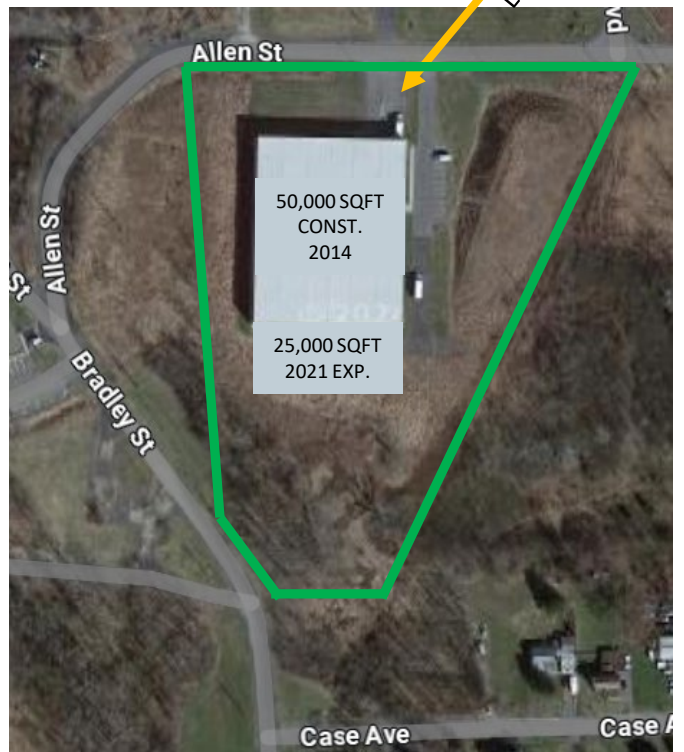
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0 50 100
SCALE IN FEET

- 2 Docks with levelers.
- 1 - 14' Drive-in.
- 12 parking spaces to the side with truck turn-around & additional land for more.
- Property to the east available for sale thru Auburn IDA(14.55 acres).



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Summarized Per City of Auburn – ecode360.com

§ 305-21. I-1. Industrial Park District.

A. Purpose and intent. The I-1 District is intended to provide areas within the City for the establishment of industrial parks. Industrial parks permit the City to maximize its investment in infrastructure, protect adjoining uses from adverse impacts that might be associated with a particular industrial activity, and offer potential developers state-of-the-art facilities responsive to the needs of modern industry.

B. **Permitted uses.** The following uses are permitted within the I-1 District:

(1) Light industrial, industrial park. Light industrial uses undertaken within a fully enclosed building, except for off-street parking and loading facilities and incidental storage, and not normally producing impacts beyond the site where located. Such uses include, but not limited to, cannabis processor; the manufacture of musical and small precision instruments, watches and clocks, toys, novelties, and metal and rubber hand stamps, garments, pottery and ceramic products; assembly, testing, packing, and storage of products made from previously prepared materials such as cloth, plastic, food, paper, glass, leather, metals, stones, electronic components and other materials; assembly of optical, mechanical and other equipment; and experimental, photo and testing laboratories.

(2) Heavy commercial, industrial park. Heavy commercial uses undertaken within a fully enclosed building, except for off-street parking and loading facilities and incidental storage. Such uses include, but not limited to, cannabis nursery, cultivator, or distributor; wholesale business, storage and warehousing establishments; truck and freight terminals; delivery and distribution centers; wholesale produce and meat markets; mechanical and vehicle equipment repair establishment; dry-cleaning and dyeing plants; carpet and rug cleaning establishments; laundries; sign painting; blueprinting and graphic reproduction shops; printing and publishing establishments; and radio and television studios.

C. **Accessory uses.** The following uses are permitted accessory uses within the I-1 District:

(1) Uses and structures accessory to a principal use as permitted and subject to the requirements of Article IV, § 305-25, Accessory uses and structures.

D. **Special use permits.** Certain uses require a special use permit from the Planning Board, subject to the requirements of Article VIII,

§ 305-104, Special use permits. The following uses are allowed as special permit uses within the I District:

(1) **Wireless telecommunications facility.**



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